DELEGATED REPORT

Recommendation Made: 3 June 2011

Reference:- 11/00294/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr And Mrs Ian Shaw
212 Main Street
Newbold Verdon
Leicester
Leicestershire

Location:- 212 Main Street Newbold Verdon Leicester Leicestershire LE9 9NQ

Proposal:- 21EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a single storey side extension with a projecting gable to the rear and a pitched roof over the existing garage.

The dwelling is a detached chalet style bungalow constructed from light red brick and grey concrete tiles to the roof.

Planning History:

06/00456/FUL - Extensions and alterations to dwelling and erection of conservatory - Approved on 07/06/2006
75/00217/4M - Erection of kitchen and lounge extension - Approved on 25/03/1975

Consultations:-

Neighbours notified:-
No representations received

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Newbold Verdon as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extensions on the character of the existing dwelling, streetscene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Newbold Verdon, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Design and impact on Character of Area

The proposed single storey side extension has a gabled roof design. The ridge line is 0.5m lower than the ridge on the main house. The side extension will be set back 3.5m from the front elevation and will have a width of 2.6 metres. The side extension is therefore considered to be subservient and reflects the character of the main house.

At the rear the single storey projecting gable will project 0.85m further than the existing extension and will differ by way of its roof construction. The pitch roof maintains the character of the dwelling and with a ridge height 2m lower than the ridge on the main house it is subservient to the main dwelling.

The proposed pitched roof over the existing garage will create a uniform appearance with the rest of the dwelling. The insertion of windows on the front elevation of the converted garage and side extension do not create an unbalanced appearance and despite not having the same number of window panes they are similar to those on the main dwelling.

Given the side extension is sympathetic in scale towards the main house, the projecting gable is located at the rear and there is a uniform set of subservient roof constructions which reflect the character of the existing dwelling, the proposed developments will not have any adverse impact on the character of the streetscene and is therefore acceptable in design terms.

Neighbours amenities

The proposed side and projecting rear gable extensions are to the north east of the property away from no. 208 as not to impact on their residential amenities.

No. 214 Main Street is located to the north east of the site. There are no side elevation windows on the main house that would be impacted. The projecting gable will project 3 metres from the rear elevation wall of the original property and is therefore in accordance with advice given in the SPG. Given the rear elevation of no. 214 is built to the same rear building line and includes a 3 metre projecting conservatory with rear elevation windows, it is not considered to have an adverse impact on the current amenities enjoyed by the occupiers of no. 214.

There are no side windows on the side extension or projecting gable that would allow for overlooking. A side elevation window on the proposed garage conversion will allow for overlooking on to the front garden of no. 214, but this is not considered detrimental to neighbours privacy.

The introduction of a gabled roof as part of the garage conversion with no net gain in floor space is not considered to have an adverse impact on the amenities enjoyed by no. 214 due to the off-set distance and retention off adjacent driveway.

Highways

The proposal will result in the loss of a garage which is considered to be a parking space. It is considered there is adequate parking on the curtilage forecourt for two vehicles which is considered acceptable.

Conclusion

The proposal would respect the scale and character of the existing dwelling and streetscene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan, the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the

conditions attached to this permission, the proposed development by virtue of the scale, mass and design of the proposed extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 610/01B - Received on 13/04/2011
Drawing - 610/02A - Received on 13/04/2011
Site Location and Block Plan - Received on 13/04/2011

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Kevin Roeton Ext 5919