DELEGATED REPORT

Recommendation Made: 20 April 2010

Reference:- 10/00107/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Nigel Parkinson
30 Barton Road
Barlestone
Nuneaton
Leicestershire

Location:- 253 Station Road Market Bosworth Nuneaton Leicestershire CV13 0PE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING INCLUDING ERECTION OF A GARAGE.

Introduction:-

This is an application for an extension to a semi detached bungalow at Station Road, Market Bosworth. The application also includes the erection of a detached garage in the rear garden area.

The area is characterised by mainly single storey dwellings of modest proportions located within an area of predominantly residential use. Further along Station Road, there is an industrial estate and land associated with the golf course which is currently being constructed is located on the opposite side of the highway to the application site. The site is on a slope and the land to the east is higher than the floor level of the dwelling. The site has mature planting to all boundaries except the southern boundary to the rear which is a 6ft fence.

The proposal includes front/side and rear extensions together with a detached garage in the rear garden. The proposal also includes the re-cladding of the building to allow for a higher specification of insulation of the walls than currently exists, this will bring the front wall of the existing dwelling forward by 0.2 metres. The front/side extension will replace a dilapidated conservatory and carport.

Amended plans have been received which alter the proposal in that the ridge height has been reduced which remove the second storey proposed and amendments have been made in relation to the proposed rear extensions. Neighbours and the parish council have been notified of amended plans. Further amended plans have been received with remove the proposed front gable from the scheme.

The application is supported by a bat survey which concludes that there was no evidence of bats either externally or internally.

History;

None

Consultations:-

No objections received from;

The Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)

Market Bosworth Parish Council object to the two storey element of the scheme but do not object to the amended scheme.

The Director of Environment and Transport (Ecology) refers to the tree survey submitted and concurrs that no protected species are likely to be affected by the proposal.

The Council's Tree Consultant agrees that the trees on site to be cut back are not worthy of preservation and do not have a high amenity value.

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- T5- (Highway design and vehicle parking standards)

House Extensions Design Guidance

Core Strategy 2009: Policy 11 describes Market Bosworth as a Key Rural Centre Stand Alone

Appraisal:-

The main considerations with regard to this application are the design, effect on the streetscene, neighbours and highway safety.

Design

The property was constructed with wood cladding which requires repair. The proposal now consists of a front/side extension, two rear extensions and a detached garage. The proposal also includes the recladding of the front of the building with new wood which will enable insulation to be provided. The remaining parts of the development are proposed to be built of brick. The overall effect will result in all external walls being renewed or repalced by extensions, the agent has been asked to confirm the extent of the existing walls to be retained in order to ensure that the description is correct. The site is not particularly promenent and a suitable brick construction of the new extensions proposed, to the side and rear would be acceptable, however, the front facade should continue to be wood clad in order that it matches in with the other neighbouring properties, this will be controlled by condition.

The side extension

Currently the property is 11 metres wide. This extension will increase the width of the dwelling by 4 metres. The extension will be flush with the front of the existing dwelling with cladding, and protrude 4 metres to the rear. It will be provided with a hipped roof which will tie into the existing roof. The proposal may unbalance the pair of semi detached dwellings, however, given the mature boundary treatment and set back from the highway, it is difficult to view both properties therefore the proposal is considered to be acceptable. The proposal will remove an untidy carport and garage which are sited flush with the front of the dwelling. The proposal replaces theses structures and therefore no set back was considered acceptable.

The new cladding will protrude by 0.2 metre from the front of the dwelling. The projection is acceptable and can be contained under the existing roof over hang. It will not be significantly visible in relation to the neighbouring property due to its minimal size and the mature boundary treatment.

Whilst the Council's guidance provides that extensions should be subordinate to the main dwelling with ridge heights of any extension lower than the main roof, in this case the shallow pitch of the existing roof makes this difficult to achieve. Given that the proposal is hipped and that the property is not promenent within the streetscene, it is considered that in this case the proposal is acceptable.

The rear extensions

The rear extensions consist of a bedroom extension which projects 3 metres along the common boundary and a conservatory which projects a maximum of 4.8 metres positioned away from the boundary. The conservatory extension is located within the recess between the side extension and extended bedroom, it is considered acceptable and conform with the advice contained in the SPG.

The Garage

The proposed detached garage is 6m x 6.6 metres floorspace and has a maximum heght of 3 metres to the ridge. It is proposed that it will be erected in the rear garden close to the rear boundary. the

proposal will not have any significant effect on neighbours and will not impact on the streetscene, it is therefore considered accpetable.

Streetscene

Subject to the front elevation being replaced with suitable timber cladding to compliment other dwellings of similar materials nearby, the design of the proposal is acceptable and will not be out of keeping with the existing streetscene.

Neighbours Amenity

The neighbour most likely to be affected by the proposal is 255 Station Rd which is the adjoining dwelling attached on the western side. The proposal which projects 3 metres along the common boundary is considered to be acceptable and as explained above, complies with the guidance contained within the adopted SPG in relation to projection along the boundary. The neighbours has an existing conservatory on the rear of the property that will mask part of the side extension proposed.

Due to the boundary treatment to the side and the significant distance of the property to the rear (257) there is no significant effect on neighbouring dwellings caused by the detached garage.

Highway Safety

The Highway Authority have no commensts on this application. The access is existing and there is sufficient space within the site for off street parking.

Other Issues

No protected species are considered to be affected by the proposals.

The Council's Tree Consultant agrees that the trees on site to be cut back are not worthy of preservation and do not have a high amenity value.

Conclusion

The proposal is acceptable in terms of design, parking and the effect on neighbours amenity 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 would be in accordance with the development plan and would not be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site location plan, The garage elevations only shown on Drawing 11261.6 received on 1 March 2010, 11261.4 Rev C, 11261.2 (Floor plans) Rev A,11261.2 (Elevations) Rev A, 11261.3 Rev A, all received on 6 May 2010.

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 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 6th 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:- Louise Forman Ext 5682 Date Printed: 28 May 2010