DELEGATED REPORT

Recommendation Made: 18 August 2009

Reference:- 09/00438/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Cramp
2 Woodlands Drive
Groby
Leicester
Leicestershire

Location:- 2 Woodlands Drive Groby Leicester Leicestershire LE6 0BQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey, flat roofed rear extension and alterations to a small detached dormer bungalow. The extension would project just over 8 metres to the rear, including 7 metres along the rear curtilage boundary, and provide an additional bedroom, bathroom and small lobby area. The alterations include a reduction in the width of the existing conservatory and amendments to its roof together with other internal alterations.

The dormer bungalow is located in a residential area of Groby and there are bungalows on either side. Slab levels are staggered to reflect the sloping ground levels from west to east along this part of Woodlands Drive. The main roof of the bungalow is hipped to all sides with a small dormer window on the front roof elevation. There is an existing single storey flat roof side extension providing a garage and a rear conservatory. Materials are red brick and red concrete interlocking roof tiles. The existing bedrooms are both very small, one being within the hipped roof space.

Planning History:-

None.

Consultations:-

No objections have been received from:-

Groby Parish Council
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) does not object but recommends that a watching brief be maintained throughout the development for all protected species.

No written response has been received at the time of writing this report from neighbours. However, both immediate neighbours either side at 4 Woodlands Drive and 34 Lawnwood Road indicated verbally at the time of the site visit that they had no objections to the application as submitted.

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions.

Appraisal:-

The main issues in respect of this application are the design of the proposed extension and its impact upon the character and appearance of the existing dwelling and the amenities of the occupiers of adjacent properties.

Design

Whilst flat roof extensions are not normally encouraged in terms of design, in this case there is already a similar flat roof side extension (garage) on the bungalow that is far more visible from public areas than the proposed rear extension would be. In addition, the flat roof is a design solution that would serve to minimise the impact of the extension on the outlook of the adjacent dwellings, especially given its proposed length. An extension across the rear elevation with less projection would be more acceptable in terms of siting, however, this would compromise habitable room areas on the existing ground floor layout. An extension in the area behind the garage was also considered as a possible alternative but this would be likely to have a greater impact on the outlook and amenities of the occupier of 34 Lawnwood Road.

Whilst not ideal, the design of the proposed extension would not result in significant harm to the character or appearance of the existing dwelling which would remain the dominant element. The rear extension would not be prominent from public areas and would have little, if any, impact in the street scene. Adequate private rear amenity space would be retained within the curtilage. There is existing parking for two (possibly three) cars within the curtilage which would be retained.

Impact on Neighbours

The proposed single storey flat roof rear extension would extend 1 metre up to the side curtilage boundary and just over 8 metres to the rear along the boundary with 4 Woodlands Drive. This projection would be considerably more than the guideline 3 metres projection for single storey development in the Council's SPG on House Extensions. In this case, however, 4 Woodlands Drive is situated on a higher ground level than the application site such that the proposed extension with its flat roof design would be only marginally higher than the existing timber panel fencing along this boundary. In addition, the rear lounge window to 4 Woodlands Drive, whilst facing the proposal, is located furthest from this boundary at a separation distance of approximately 14 metres. The occupiers of 4 Woodlands Drive confirmed verbally at the time of the site visit that they had no objection to the application as submitted and that they did not consider that the extension would adversely affect their rear outlook.

The occupier of 34 Lawnwood Road confirmed at the time of the site visit that she had no objection to the proposed extension as submitted as she would not be able to see it, or be overlooked from it, as it would be shielded from view by existing boundary treatments given the lower floor slab level of her bungalow in comparison to that of the application property.

Conclusion

The flat roof design of the proposed extension and its 8 metres rear projection would not normally be encouraged and would not be ideal in visual terms. However, in this instance it would provide a design solution to the accommodation required whilst not impacting on other parts of the existing dwelling and would minimise any impact on the amenities and outlook of the occupiers of neighbouring properties. The extension would not result in significant harm to the character or appearance of the existing dwelling or street scene and in this case 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 as it would not result in significant harm to the character or appearance of the existing dwelling or street scene and would not have an adverse effect on the amenities of the occupiers of neighbouring properties.

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 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.

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.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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).

5 List of Plans used in the determination of this application:- Site Location Plan at 1:1250; Block Plan at 1:200; Drg No. RPDC/M/09/010 - Existing and Proposed Ground Floor Plans, Existing Elevations, Proposed Elevations, Roof Plan, Section and Notes.

Contact Officer:- Richard Wright Ext 5894