COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00792/FUL** **Parish:-** **Witherley Parish Council**

Applicant:- **Mr Robert Wale**
32 Atterton Lane
Witherley
Atherstone
Leicestershire

Location:- **32 Atterton Lane Witherley Atherstone Leicestershire CV9 3LP**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING**

Introduction:-

This is a detached asymmetrical roof dwelling set in a position slightly elevated above the level of Atterton Lane. Atterton Lane is characterised by detached dwellings of a prominent front elevation building line. Most dwellings sit slightly higher than the street.

Currently the property has a two-storey gable extension to the right hand side. There are no windows in this gable however. The property currently provided three off-street car parking spaces, one being within the integral garage.

This application proposes a two-storey extension to the right-hand side and a single storey extension to the front to extend the existing garage.

Planning history

None relevant

Consultations:-

County Highway raises no objection.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

There are three issues for consideration, the impact the extension has on the amenities of neighbours, the acceptability of the design and the provision of car parking within the site.

Impact on Amenity
The proposed two storey extension does extend beyond the existing front and rear elevations of the existing and the neighbouring dwelling and for this reason, will not result in any overshadowing of the neighbours garden. The extension will key into the existing side extension and will not therefore result in any further overlooking of the neighbours garden at no.30.

The single storey extension to the front to facilitate the increase in size of the garage is unlikely to result in any detriment to the amenities of the neighbouring dwelling no.30.

Design
The design of the extension will create a conventional symmetrical gabled arrangement and will remove the asymmetrical form of the dwelling. Whilst this significantly alters the character of the

existing dwelling it is considered for the better and will create a dwelling that better reflects the character of Atterton Lane.

The two storey extension features a 330mm set back to first-floor, which helps to reduce any terracing effect the extension will result in. This set back is significantly less than that required by the adopted SPG however most properties on Atterton Lane are located within close proximity of each other and therefore whilst they are detached properties a recognisable terracing effect exists already.

Car Parking Provision
The property currently provides three off-street car parking spaces; however following the completion of the extension work only two spaces will be available, resulting in a loss of one space. Whilst this is a loss of car parking on the site, the number of spaces provided is still acceptable for a property is this locality. The garage is of a slightly reduced size, however given the village location and that there are no on-street car parking restrictions, this is not considered to be material in the determination of this application.

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 residential or visual amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

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. 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 The approved plans relevant to this decision are: Plan 1 and Plan 3, as submitted with the application.

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- James Hicks Ext 5762