DELEGATED REPORT

Recommendation Made: 14 June 2011

Reference:- 11/00419/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr Scott McEwan
10 Alans Way
Newbold Verdon
Leicester
Leicestershire

Location:- 10 Alans Way Newbold Verdon Leicester Leicestershire LE9 9LB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a two storey side extension, including the removal of the existing integral garage to this detached dwelling.

The dwelling is constructed from brown brick with dark concrete roof tiles.

An amended plan was received on 17 June 2011 showing the setting back of the first floor extension by 0.5m from the ground floor accommodation.

Relevant Planning History:-

None

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -

Newbold Verdon Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No 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

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 extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

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.

Impact on existing dwelling and street scene

The proposed extension is of the same scale and ridge height of the existing dwelling. In its current form the proposed extension, by virtue of its design, height and scale doesn't appear subservient to the existing dwelling and doesn't comply with the council's SPG on house extensions. Therefore in order to comply with the SPG on house extensions a request was made by email to the applicant's agent on 14 June 2011 to set the first floor of the proposed extension back 1metre from the main elevation. The applicant's agent has submitted an amended plan which shows the setting back of the first floor by 0.5m from the front elevation of the dwelling. Whilst the setting back of the first floor by 0.5m fails to fully comply with the SPG for house extensions it is considered that this level of setting back (0.5m) still allows for the main elevation of the dwelling to remain as the prominent feature within the street scene along Alans Way.

It is accepted that the ground floor area of the proposed extension will remain relatively unchanged from the existing ground floor footprint of the dwelling with the exception of a further 1m in depth of floorspace being provided to the rear. In light of the current depth of the garage and cloakroom along the eastern side of the dwelling it is considered that there is no requirement for the ground floor of the proposed extension to be set 1m back from the main elevation as per the above request for the first floor.

Impact on neighbours

The proposed extensions will extend the full depth of the dwelling and will not protrude beyond its rear elevation. Therefore the dwelling will not extend any closer to neighbouring dwellings. The first floor extension will face onto a landing window (non-habitable room) in the eastern wall of 8 Alans Way, thereby meaning that there will be no resultant loss of residential amenity to this property. Windows are proposed in the front and rear elevations of the proposed extension at first floor level, thereby reflecting the positioning of existing windows to the dwelling.

Conclusion

In its amended form the proposed development respects the scale and character of the existing dwelling and does not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in general accordance with policy BE1 of the Hinckley and Bosworth Local Plan and the Council's 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 extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: ND/11/192/01 received on 25 May 2011 and amended plan ND/11/192/02 received on 21 June 2011 .

3 The materials to be used on the external elevations of the proposed extension and alterations 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 For the avoidance of doubt and in the interests of proper planning.

3 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 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:- Scott Jackson Ext 5929