DELEGATED REPORT

Recommendation Made: 29 June 2011

Reference:- 11/00439/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Mathew Jones & Emily Hall
16 Atterton Lane
Witherley
Atherstone
Leicestershire

Location:- 16 Atterton Lane Witherley Atherstone Leicestershire CV9 3LP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This planning application proposes the erection of a two storey side extension to a semi-detached dormer style dwelling. The proposals involve the removal of the existing flat roof garage and toilet to the rear of the garage.

The application site is occupied by a semi-detached two storey property with dormer windows to the front and rear elevations. The dwelling is constructed from a brown brick with dark concrete tiles. There are three off street parking spaces available to the dwelling, including the garage. The dwelling is located on an elevated plot approximately 1.5m above the highway. The site is located outside of the Witherley Conservation Area but within the river washland area for the River Anker.

An amended plan was received on 04 August 2011 showing the insertion of a bay window to the existing lounge to the front of the dwelling.

Planning History:-

08/00876/FUL Extensions and alterations to dwelling Approved

Consultations:-

Head of Community Services (Drainage)- Comments made that if further parking spaces are required to the front of the dwelling as a result of the loss of the garage then they shall be constructed in accordance with the Environment Agency guidance of the permeable surfacing of front gardens.

Witherley Parish Council do not object to the proposed development but have raised the following concerns:-

a) the removal of the garage will necessitate on-street parking

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

Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 24 - Sustainable Development

Adopted Local Plan

The site lies within the settlement boundary of Witherley 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 Witherley, 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

Whilst there is no set down on the ridge height, the proposal is considered to be acceptable and does not have a negative impact on the dwelling or the streetscene. Flat roofed dormers are a particular feature of this design of dwelling. Similar extensions, or larger extensions have been added to two other properties of the same design in the close vicinity. Whilst the proposal has the potential to create a terracing effect with the other pair of semi-detached dormer bungalows in the row, particularly if the nearest neighbour proposed a similar scheme, at present there is a break in the ridgeline. Bearing in mind the extensions that have been permitted to the two end dormer bungalows (numbers 12 and 18 Atterton Lane), it is considered that it would be unreasonable to refuse this application on potential terracing grounds alone.

An amended plan was received on 04 August 2011 showing the inclusion of a bay window to the front elevation to serve the existing lounge. It is considered that the provision of two bay windows to the front of the provides an acceptable design which provides unity in terms of window design.

The proposed conversion of the garage will result in the loss of one off-street parking space. However there is sufficient space on the applicant's existing driveway to accommodate two vehicles without obstructing the highway footpath. Therefore there is no requirement for the applicant to park their vehicles on the highway. No details have been provided with the planning application to demonstrate that further parking is required within the front garden of the applicant's property.

Impact on neighbours

The nearest neighbours property (14 Atterton Lane). There are no side windows and there is a side single garage along the boundary therefore there are no significant amenity issues in terms of overbearing or overshadowing impact. There are no additional overlooking issues created by the proposal because first floor windows are to the front and rear only. The new window on the rear elevation serves an en-suite and will therefore be obscure glazed.

Conclusion

The proposed extension respects the scale and character of the existing dwelling, the proposal is considered to meet the criteria of policies BE1 of the adopted Local Plan and is therefore recommended for approval. Sufficient off-street parking is still available within on the existing driveway for two vehicles.

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: Existing and Section Plans received on 15 June 2011 and amended proposed plan received on 04 August 2011. .

3 The materials to be used on the external elevations of the proposed extension 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).

5 Should you decide to construct additional parking spaces in the front garden they should be constructed using a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability site surface water disposal may be augmented by piped land-drains installed in the foundations of the paving, discharging to an approved outlet. (See the Environment Agency guidance on the permeable surfacing of front gardens).

Contact Officer:- Scott Jackson Ext 5929