DELEGATED REPORT

Recommendation Made: 29 July 2011

Reference:- 11/00536/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr K Colven
29 Cumberland Way
Barwell
Leicester
Leicestershire

Location:- 29 Cumberland Way Barwell Leicester Leicestershire LE9 8HX

Proposal:- `EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side of this detached dwelling, forward of the existing garage

The dwelling is constructed from red brick with brown roof tile, the front elevation (only) is buff rendered.

Amended plans have been submitted, however due to the minor nature of the works, no re consultation has taken place.

Relevant Planning History: -

99/00253/FUL - Extension to Dwelling - Planning Permission - 30.04.1999

Consultations:-

Head of Community Services (Land Drainage) has replied saying that the new parking and turning areas should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability.

No objection has been received from: -
Barwell Parish Council

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Barwell 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 and other matters.

The Principle of Development

The site is located within the settlement boundary of Barwell 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 side extension will be visible from the street scene along Cumberland Way. The proposed extension has a gabled roof design which sits forward of the side of the existing attached garage. One window is proposed in a central position in the front elevation, its design matches that of those on the existing dwelling. Given its position at the side of the property adjoining an existing garage of similar design, its small scale and design that reflects the character of the existing it is considered that the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

To ensure that side extensions remain in keeping with the scale and design of the principle property, the SPD on House Extensions suggests that their ridge be set below that of the main property, they be set back 0.5 metres from the front of the house and they do not exceed half the width of the original dwelling house. In this case the proposed extension does comply with the criteria.

Impact on Neighbours.

No. 31 Cumberland Way is located to the north east of the application site and is a detached dwelling with a separation distance of 1.5 metres between the properties. There are no windows in the side elevation of the proposal or the ground floor side and front of the neighbouring property No. 31.

As the proposed extension is single storey, given the separation distance and the staggered siting of dwellings within the street scene and the height of the existing boundary treatment consisting of a 2 metre high boundary fence, together with the design of the proposal which is in accordance with the SPG on House Extensions it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling

Given the position and scale of the extension no other properties are considered to be affected by the development.

Parking provision

At present the occupiers of No. 29 benefit from a single garage and existing off street parking. The scheme removes the single garage leaving two spaces to the front of the property. The dimensions of the off street parking spaces, do not meet the minimum dimensions provided by Leicestershire County Council Highways ensuring that the spaces falling 0.5 metres short in length. Whilst the car parking provision falls short of the County Council guidance it is not considered in this instance that the proposal would result in any significant issues in terms of highway safety.

With regard to surface water the driveway will be constructed out of a hard standing with porous materials ensuring that any excess water can run off.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council 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 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.

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 to a scale of 1:1250 received 30 June 2011; Site Block Plan to a scale of 1:500 received 30 June 2011; Existing and Proposed Plans and Elevations Planning 01 Rev.A to a scale of 1:50 or 1:100 received 24 August 2011

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.

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 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 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:- Joanne Orton Ext 5666