DELEGATED REPORT

Recommendation Made:

Reference:- 11/00433/FUL **Parish:- Hinckley**

Applicant:- Miss D Gurney
38 Gloucester Road
Wyton Hill
Huntingdon
PE28 2HF

Location:- 54 Kingsfield Road Barwell Leicester Leicestershire LE9 8GR

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks retrospective approval for a single storey extension at the rear of 54 Kingsfield Road, Barwell. The property is a detached bungalow and the extension has been built to provide a kitchen and dining room. This application was submitted as a result of an enforcement investigation, as the works which have been carried out exceed the provisions set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The finishing materials consisting of bricks and roof tiles are similar in appearance to those used to construct the original house. The extension projects 3037 mm and extends 5300mm along the rear facade. The ridge stands at 4300mm above ground level and the eves stand at 2400mm.

Site planning history

11/00102/UNBLD - Enforcement enquiry

Consultations:-

No comments have been received from Barwell Parish Council or Ward members.

A neighbour consultation response has been received which outlines the following objections:-

a) The extension is large, has a tall apex roof.
b) The extension is relatively close to the boundary hence it feels intimidating
c) A large window and French doors have been inserted which drastically reduces privacy.
d) As a compromise, they would feel happier if the doors were moved to the elevation to the main part of the garden and an erection of a 6ft fence would reduce the loss of privacy.

Development Plan Policies:-

Adopted Core Strategy

No policies

Adopted 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 with regards to this application are siting and design of development and impact on residential amenity.

The extension has been constructed for purposes incidental to the enjoyment of the dwelling and house and has been sited within the residential curtilage which falls within the settlement boundary of Barwell. The development is therefore acceptable in principle.

Siting and design

The rear extension has been constructed in materials which are consistent and in keeping with the existing property and the hipped roof and has been built to replicate the roof pitch and style of the existing property, with a ridge height 600 mm lower than the main ridge which makes the extension appear subordinate to the main house.

In terms of the scale and massing of the extension, the development is marginally larger than the suggested rear projection dimension stipulated within the House Extension SPG however, this does not result in any material detriment and is therefore not significant enough to warrant refusal taking into account the limited impact on surrounding properties as outlined above.

Accordingly, the design is considered acceptable an in conformity with the requirements of Policy BE1 and the SPG on House Extensions.

Impact on residential amenity

The proposed extension has a maximum ridge height of 4.3 metres which is only 0.3 metres higher than that permission under permitted development. Accordingly, it is necessary to consider the materiality of the 0.3 metre increase and the impact this has on residential amenity.

The extension has been sited to leave a distance of approximately 1 metre to the boundary of No. 2 Queensway and 4 metres to the boundary of 2a Queensway. At these distances, the eaves height is 2.4m and the roof gradually becomes higher as it extends toward the ridge to complete the hipped form of the roof. The hipped roof form and the gradual incline away from no. 2A assists to effectively reduce the overbearing impact and any over shadowing Or loss of light.

An objector has expressed that they would be more satisfied if 6th fence was erected by the owner to reduce the loss of privacy. A window and a set of French doors have been inserted into the east elevation facing 2a Queensway. This particular elevation contains an existing window of the bedroom and this extension replaces a conservatory which was previously in situ. Furthermore, the property is a single storey bungalow and all windows are at ground floor level. As a result, it is not considered that there is any further loss of privacy as a result of the development and as such it is not necessary or expedient to require the applicant to erect any further boundary treatment.

In summary, the design and scale of the extension compliments the existing building and has no further detrimental impact on the surrounding residential properties in respect of overbearing, over shadowing or loss of privacy.

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, the development by virtue of the scale, mass and design does not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the surrounding area and is in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

Reasons :-

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:- Nick Cox Ext 5659