COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00912/FUL** **Parish:-** **Witherley Parish Council**

Applicant:- **Mr Danny Barrowclough**
42 Kennel Lane
Witherley
Atherstone
Leicestershire

Location:- **42 Kennel Lane Witherley Atherstone Leicestershire CV9 3LJ**

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

Introduction:-

42 Kennel Lane is a detached property of typical 1970's design style, with a low-pitched roof and large picture windows. There is a single storey extension to the front elevation of the existing dwelling with a lean to roof construction. The property is constructed in red brick with a brown/grey concrete tile to the roof. The existing dwelling appears to have been extended to the rear at ground floor only. The existing dwelling has a single integral garage and driveway/frontage parking for 3 cars.

This application proposes first floor extensions to the side and front of the existing dwelling and the raising of the roof of the existing dwelling to create two additional bedrooms. The roof space of the proposed extension is to create 2nd floor accommodation. The extensions create a street-facing gable of a greater pitch than the existing dwelling.

Following concerns raised concerning the lack of design detail and the overall form of the extension and the new gable feature, amended plans have been received, reducing the roof pitch and standardising the window details to the front elevation.

Planning history

None

Consultations:-

Witherley Parish Council raises no objection.
No highway objection subject to 3 parking spaces being provided.
No neighbour objection.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

The issues for consideration are the principle, the design and impact on the amenities of others.

The Principle & Design
The site lies within the settlement boundary for Witherley and therefore there is a presumption in favour of development providing all other planning matters are appropriately addressed.

The principle for the raising of the roof of the dwelling is considered acceptable, as the property is located between two properties, both built to similar building lines, and both being of higher ridge heights. Whilst the initial ridge height and roof pitch proposed was somewhat excessive, the revised pitch and height is greatly improved and maintains the character of this 1970's design styled dwelling.

The amendments to the window positions and design provide a harmonious fenestration arrangement that helps the raising of the roof to assimilate with the existing fabric and character of the dwelling. The inclusion of a series of bay windows to the ground floor and the projecting front door canopy help to relieve the scale and uniformity of the front elevation.

Amenity
For the reasons discussed above the, the raising of the ridge does not result in any material impact and the amenities of others. The first floor side extension does not extend to the rear more than the existing rear elevation of the adjacent dwelling and therefore will not result in any increase in overlooking or a material loss of daylight or sunlight.

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, would not be to the detriment of residential amenity and would not be harmful to the character of the street scene.
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 This permission relates to the application as revised by amended plan LPA 2 Rev 2 received by the Local Planning Authority on 11 November 2008.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To define the permission.

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 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 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.

5 The approved plan relevant to this decision is that labelled LPA2 Rev A, received by the Local Planning Authority on 11 November 2008.

Contact Officer:- James Hicks Ext 5762