DELEGATED REPORT

Recommendation Made: 21 October 2011

Reference:- 11/00781/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr & Mrs Harvey
9 Main Street
Barlestone
Nuneaton
Leicestershire

Location:- 9 Main Street Barlestone Nuneaton Leicestershire CV13 0ED

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING AND OUTBUILDING

Introduction:-

This planning application seeks full planning permission for the erection of a single storey rear extension and the alterations to the roofs of existing outbuildings, together with the installation of a number of roof lights and associated alterations.

The dwelling is constructed from brick which is painted white with slate roof tiles.

Relevant Planning History:-

93/00454/4	Extension to dwelling	Withdrawn
82/00332/4	Change of use from private workshop to carpenters workshop	Approved 22.07.82

Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage)
Barlestone Parish Council

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 Barlestone 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 Barlestone, 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 to the rear of the dwelling and forma a link between the dwelling house and existing outbuildings. It has a pitched roof design which when viewed in conjunction with the proposed roof alterations to the store, workshop and garage will form a series of staggered roof ridges arranged in a linear form extending away from the rear of the dwelling.

When viewed from Main Street (between 5 and 9 Main Street) only the roofs to the outbuildings (slate) and conservatory (glazing) will be visible above the existing wall along the western boundary of the site. The existing wall along the western boundary rises from 2 metres to 4 metres across a distance of 20 metres, this takes into account the rise in ground levels moving away from the highway footpath to the south. It is important to note that the majority of the alterations will be inward facing and therefore not visible from the public highway or neighbouring properties. Given the position of these existing buildings in the rear garden of the site and the fact that the materials of construction (slate roof tiles, roof lights, matching bricks and timber openings) will match the existing dwelling it is considered that the extension and alterations will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms. The use of matching materials to the pitched roofs of the garages/workshop and store is consistent with the Council's SPG on House Extensions which states that pitched roofs should have materials to match the existing roof.

There is an existing mono pitch roof to the garage and workshop which extends to a maximum height of 4.1 metres. It is important to note that the ridge height of the dual pitch roof that is proposed to replace it will extend to the same height. Therefore there will be no visible increase in the ridge height of the garage/workshop when it is viewed from Main Street.

The smaller external store and workshop has a mono pitch roof that runs perpendicular to the larger workshop and garages located to the north. This mono pitch roof is proposed to be replaced with a pitched roof which will run parallel to the pitched roof of the garages/workshop to a maximum ridge height of 3.6 metres. The ridge height of this amended roof type will be 0.1 metres higher than the mono pitch roof to the existing store and workshop. Whilst this change in roof design will result in a greater amount of roof slope being visible from Main Street it is considered that the design and height of the roof, running parallel to the extension and workshop/garages and resulting in a staggered roof slope appearance will harmonise with the existing outbuildings, and is not considered to have any adverse impact on the street scene or existing dwelling.

Impact on Neighbours

The proposed extension projects 3.8 metres from the rear elevation of the existing dwelling. It is single storey in height and its windows face into the applicant's rear garden and towards the 2 metre high wall along the western boundary. The extension faces onto the blank gable of 5 Main Street to the north west. By way of its position and the existing boundary treatment along the western boundary there is no opportunity for any overlooking or residential amenity issues between the two dwellings. There are no windows in the western elevation of 11 Main Street that would be affected by the effects of overlooking and given the depth of the existing extensions projecting from the rear elevation of No 11 and the separation distance of 6.7 metres it is considered that the proposed extension will not result in loss of residential amenity through an overbearing or overshadowing impact.

Conclusion

The proposed extension would respect the scale and character of the existing dwelling and would not

adversely affect the amenities of the occupiers of neighbouring properties. The proposed alterations to the roof and openings of the outbuildings are not considered to be detrimental to the character and appearance of the existing dwelling and street scene and will not result in loss of residential amenity to neighbouring properties. The application is considered to be in accordance with policy BE1 and the Council's SPG in 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, siting and design of the proposed extension and roof alterations 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: 1871-05-A2 and 1871-06-A2b received on 06 October 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