DELEGATED REPORT

Recommendation Made: 29 July 2011

Reference:- 11/00465/FUL **Parish:- Barlestone Parish Council**

Applicant:- Miss C Lewin
18 Ferrers Croft
Barlestone
Nuneaton
Leicestershire

Location:- 18 Ferrers Croft Barlestone Nuneaton Leicestershire CV13 0JL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a two storey side extension and single storey front extension to this semi-detached two storey dwelling. It is constructed from red multi facing bricks, brown concrete interlocking roof tiles and white uPVC windows. It is located within a residential estate of contemporary properties. An amended plan has been submitted to address concerns regarding the design.

Relevant Planning History:-

None.

Consultations:-

No objections have been received from:-

Barlestone Parish Council
Head of Community Services (Land Drainage)

No written response has been received at the time of writing this report from:-

Ward Members
Neighbours.

Development Plan Policies:-

Adopted Core Strategy

No relevant policies.

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
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

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.

Design and Impact on Existing Dwelling and Street Scene

The proposed two storey side extension has a similar gabled design and roof form to the existing dwelling and the single storey front extension extends an existing front porch projection with a monopitch roof across the remainder of the frontage of the dwelling. The side extension is less than half the width of the existing house with appropriate fenestration and the ridge and eaves are the same height as the existing dwelling as required by the Council's SPG. Whilst the side extension is not set back from the main front elevation as required by the Council's SPG, in this case, a set back is not considered to be necessary as although the extension projects to the side boundary there is no potential terracing effect due to the significant set back of the adjacent dwelling (No. 16). The single storey monopitch front extension adds character to the front elevation and helps to reduce any resulting imbalance between the application dwelling and the attached dwelling (No. 20). Similar extensions to those proposed have been permitted at 4 Ferrers Croft.

The proposed extensions and alterations respect the scale and character of the existing dwelling and wider street scene and are to be constructed of matching materials. As a result the proposal is considered to be acceptable in design terms and will not have an adverse impact on the character or appearance of the existing dwelling or wider street scene and therefore to comply with policy BE1 and the intentions of the Council's SPG on House Extensions.

Impact on Neighbours

The proposed two storey side extension projects 2.4 metres up to the curtilage boundary with 16 Ferrers Croft which is located to the north of the application dwelling. The side extension will project approximately 5 metres further to the rear than No. 16 at a separation distance of approximately 2.5 metres and is also to the south. Whilst this exceeds the guidance in the Council's SPG by ½ metre, in this case, the nearest window on the rear elevation of No. 16 is to a small kitchen/diner rather than a main habitable room, no objection has been received from the neighbouring dwelling and reducing the rear projection of the proposed extension would compromise, and have an adverse impact on, the design and overall appearance of the application dwelling. As a result of No. 16 being significantly further forward and having a blank side elevation other than a first floor bathroom window, the proposed single storey front extension has no adverse impact on residential amenity.

As a result of the siting and design of the proposed extensions and separation distances involved, no adverse impact on residential amenity of any other neighbouring dwellings will arise.

Whilst not fully compliant with the Council's SPG, on balance, the proposals are considered to be acceptable in terms of impact on residential amenity.

Highway Safety

The proposed extensions and alterations provide an additional (third) bedroom and also reduce the available space for car parking within the curtilage of the dwelling, however, two car spaces will be retained within the front curtilage. As a result it is considered that the proposal will not have an adverse impact on highway safety and therefore complies with policies BE1 and T5 of the adopted Local Plan.

Conclusion

The proposals would respect the scale, character and appearance of the existing dwelling and street scene. As a result of the the siting and design of the extension and alterations together with separation distances between the proposals and the adjacent dwellings they will not result in any overbearing impact or any overlooking issues that would have an adverse impact on the amenities of the occupiers of any neighbouring properties. The proposals retain adequate off-street parking and access to the dwelling and will not have an adverse impact on highway safety. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan and the Council's 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, design and appearance of the proposed extensions and alterations would not have an adverse impact on the character or appearance of the existing dwelling or wider street scene, the amenities of neighbouring residents or highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

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: Site Location Plan at 1:1250 scale received by the local planning authority on 9 June 2011; Block Plan at 1:500 scale and Elevations and Plans Drawing Revision A received by the local planning authority on 17 June 2011.

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

Contact Officer:- Richard Wright Ext 5894