DELEGATED REPORT

Recommendation Made: 31 March 2009

Reference:- 09/00086/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr T Bowtell
341 Rugby Road
Burbage
Hinckley
LE10 2NB

Location:- 341 Rugby Road Burbage Hinckley LE10 2NB

Proposal:- ERECTION OF DOUBLE GARAGE AND TIMBER STORE

Introduction:-

This application seeks full planning permission for a detached double garage incorporating a timber store area. A double garage in the proposed location was approved under a previous planning permission for extensions and alterations (ref No. 08/00557/FUL) This application seeks approval of an amended open design with timber detailing and an asymmetric roof to the garage.

The site is located on the western side of Rugby Road. The large, detached two-storey dwelling has an asymmetric design from front to rear. The dwelling is constructed of red/brown brickwork with red plain clay tiles and stained timber windows. It is set well back from the highway on a similar building line to the properties on this side of Rugby Road. There are two accesses onto the highway located at either side of the plot frontage with a 2 metre high hedge and additional tree planting to the front and side boundaries.

History:-

79/02265/4	Extension to Dwelling	Approved	18.06.80
85/00809/4	First Floor Extension to Dwelling	Approved	17.09.85
94/00374/FUL	Extension to Dwelling	Approved	21.06.94
05/00089/FUL	Erection of Detached Garage	Refused	18.05.05
06/00222/FUL	Erection of Detached Garage (Re-submitted Scheme)	Refused Appeal Dismissed.	11.12.06
08/00557/FUL	Extensions and Alterations to Dwelling and Erection of Double Garage.	Approved	06.08.08

Consultations:-

No objections have been received from:-

Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Burbage Parish Council object on the grounds that it would be significantly out of keeping with the character and appearance of the area, would have an unsatisfactory relationship to adjacent property and be significantly detrimental to amenities of the occupiers of neighbouring property by having an overbearing effect and would be contrary to design guidance note GN2 2.2 of the Burbage Village Design Statement.

No response has been received at the time of writing this report from neighbours.

Development Plan Policies:-

BE1- Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions
SPD on Sustainable Design
Burbage Village Design Statement (BVDS) (Zone 3 - Rugby Road)

Appraisal:-

The principle of siting a double garage in this location has been established by a previous planning permission (ref No. 08/00557/FUL). The main issues relating to this application are the design of the garage and its impact on the existing dwelling, the street scene and the amenities of the occupiers of neighbouring properties.

The BVDS describes the western side of Rugby Road as being characterised by "executive properties" that are of varying styles and designs, set well back from the highway on large plots. The dwellings are generally on a similar building line and there are no buildings on or close to the highway frontage. There are garages in similar positions to the fore of several other dwellings on this side of Rugby Road (Nos. 323, 327 and 347). A double garage for a dwelling of this size and plot would not be unreasonable or overdevelopment of the plot. The garage would be well screened from the highway by existing vegetation across the site frontage and not prominent within the street scene. It could be argued that an asymmetric design would be characteristic of that of the original dwelling, although this has been subject to considerable extension and alteration.

Whilst the garage would project approximately 9 metres to the fore along the boundary with the adjacent property (No. 339), it would not adversely affect any habitable room windows and the adjacent dwelling is set off the boundary by approximately 4.5 metres. The footprint of the garage would be the same as previously approved but with an additional timber store to the elevation facing the dwelling. The current application proposes a garage with asymmetric gables whereas the previously approved design had a hipped roof that reduced its mass. However, the current design would have a roof ridge 0.5 metres lower than that previously approved and the eaves height on the elevation facing the adjacent dwelling would be much lower. Overall, the current proposal would have no greater impact on the amenities of the neighbouring dwelling than the previously approved design.

In conclusion, the detached double garage and timber store would not be detrimental to the character or appearance of the existing dwelling or the wider street scene and would not have an unduly detrimental effect on the amenities of the occupiers of the adjacent dwelling.

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 as it would not be detrimental to the character or appearance of the existing dwelling or the wider street scene and would not have an unduly detrimental effect on the amenities of the occupiers of the adjacent dwelling.

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 materials to be used on the external elevations of the proposed double garage and timber store 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 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. List of plans used in the determination of this application:- No. 3422-6 and 3422-5b

Contact Officer:- Richard Wright Ext 5894