DELEGATED REPORT

Recommendation Made: 30 March 2010

Reference:- 10/00089/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Scott Lloyd
15 Woodfield Road
Burbage
Hinckley
Leics.

Location:- 15 Woodfield Road Burbage Hinckley LE10 2NJ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

Full planning permission is sought for a one and a half storey side extension to 15 Woodfield Road, Burbage. Woodfield Road is a two storey detached dwelling located within the Burbage settlement boundary. Woodfield Road is a residential street that contains a variety of house types and designs. No. 17 to the south is a two storey detached dwelling located whilst to the north no. 13 is a detached bungalow.

It is proposed to erect a one and a half storey side extension incorporating an extended garage at ground floor level with an en-suite bedroom at first floor, and a two storey porch and first floor seating area to the front elevation. The side extension would extend the existing garage forward creating an overhang, with the eaves line starting at ground and a dormer windows front and back providing light to the first floor rooms.

Relevant Planning History

76/00645/4M	Extensions to dwelling	Approved	02.06.76

Consultations:-

- Director of Environment and Transport (Highways)- Has directed the case officer to standing advice notes especially with regard to parking.
- Director of Environment and Transport (Ecology)- Requests that a watching brief be maintained throughout the course of the works
- Parish Council- No objections

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance – House extensions.

Appraisal:-

The main issues for consideration are the effect of the proposal on the appearance of the dwelling and the amenities of neighbouring properties.

The existing dwelling is a bland monotonous building that is of its time. The two storey porch would project 1.5m from the front elevation and finish with a forward facing gable. It is considered that this

would break up the front elevation and add a feature to the appearance of the dwelling, which due to its size and distance from the boundaries would not detrimentally affect neighbouring residents, and therefore is considered acceptable.

The side extension extends over the footprint of the existing garage, and whilst it projects 1m forward of the current front elevation, due to the design, the ridge height and width, the proposed extension has a subservient relationship with the main dwelling. The reduced ridge height and eaves line step down to the bungalow to the north. Overall it is considered that the appearances of the extensions are acceptable and would contribute to the existing variety of the streetscene.

The application would have greatest impact on the property to the north no. 13 Woodfield Road. This is a bungalow set slightly further back from the highway than the application property and has a detached garage between the main dwelling and the application site. The proposal would result in the two storey element being brought closer to the bungalow, and the applicant has attempted to mitigate this through designing the extension as a one and a half storey. Due to its siting to the side of the garage and projecting no further to the rear than the no. 13, it is not considered that the proposal would have a significant overbearing impact on the neighbouring property.

The Highway Authority have requested that the case officer has regard to the standing advice document with regard to parking. This requires three off street parking spaces, for a four bedroomed property. The dwelling benefits from two off street parking spaces including the garage. Whilst this is below the guidelines, given the location of the dwelling on a residential street with no on street parking restrictions, it is considered that two spaces would be acceptable.

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 siting, design and appearance of the extensions would not detrimentally affect the appearance of the property nor the amenities of neighbouring residents and would therefore 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 materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 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 scale of 1:1250 received 15.02.10
Block plan at a scale of 1:500 received 19.02.10
Proposed extension to the side and rear of detached house received 15.02.10

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.

3 For the avoidance of doubt and in the interests of proper planning.

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. 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:- Sarah Humphries Ext 5680 Date Printed: 16 April 2010