DELEGATED REPORT

Recommendation Made: 7 July 2011

Reference:- 11/00413/FUL **Parish:- Sutton Cheney Parish Council**

Applicant:- Mr & Mrs J Hayter
The Lawns
Main Street
Sutton Cheney
Nuneaton

Location:- The Lawns Main Street Sutton Cheney Nuneaton Leicestershire

Proposal:- TWO STOREY REAR EXTENSION

Introduction:-

Full planning permission is sought for the erection of a two storey rear extension.

The extension is proposed to project a maximum of 3.3 metres from the rear of the existing dwelling at a length of 4.4 metres with an eaves and ridge height of 4.5 and 5.9 metres, respectively. The extension is to create an enlarged dining room at ground floor with en-suite above.

The materials proposed are red/buff facing bricks, blue/black slates, with timber doors and windows, all to match those used in the existing dwelling.

The site is located outside of the settlement boundary of Sutton Cheney, as defined by the adopted Hinckley and Bosworth Local Plan.

Planning History

00/00475/FUL	Extensions and alterations to dwelling	Approved	28.11.00
98/00874/FUL	Erection of garages with games room above	Approved	31.03.99
97/00948/FUL	Extension to dwelling	Approved	10.02.98
97/00485/COU	Conversion of part of former Agricultural buildings to dwelling	Approved	06.08.97
97/00484/COU	Change of use and alterations Of outbuilding to form ancillary accommodation	Approved	06.08.98
97/00337/COU	Change of use of part of paddock to tennis court	Approved	23.07.97
97/00336/FUL	Extensions to dwelling	Approved	04.06.97
96/00012/COU	Conversion of agricultural building For preparation and storage of drilling equipment and associated office	Refused	28.02.96
95/00529/OUT	Erection of preparation and storage	Permitted	05.09.95

of pipes/drilling equipment

Consultations:-

No representations have been received within the statutory consultation period.

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas.

Local Development Framework: Core Strategy (2009)

Policy 13: Rural Hamlets

Hinckley & Bosworth Local Plan (2001)

The site is outside the settlement boundary of Sutton Cheney, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Policy NE5: Development in the Countryside

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): House Extensions

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 the countryside setting and the impact upon the amenities of the occupiers of neighbouring properties.

Principle of Development

The site is located outside the settlement boundary of Sutton Cheney as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map and is therefore in the countryside. However, policy NE5 does provide a presumption in favour of the extension of existing buildings subject to all other planning matters being appropriately addressed.

Design and Siting

In terms of design, the scale of the extension is subservient in relation to the main dwelling, reflecting the design of the existing dwelling, using materials to match and is considered in conformity with the principles outlined with the Council's SPG on House Extensions.

Given the extension's siting to the rear of the existing dwelling and sited within a residential curtilage, which is well screened by existing vegetation it is not considered that there would be any wider visual impact upon the countryside. The extension would not be visible from the road and as such there is no impact upon the streetscene.

In summary, overall given the position at the rear of the existing dwelling and its small scale that reflects the character of the existing, the extension will not have any adverse impact on the streetscene, character and appearance of the countryside or the character of the existing dwelling and is therefore acceptable in design terms. As such the scheme is considered to be in accordance with Saved Policies BE1 and NE5 of the Local Plan and SPG on House Extensions.

Impact upon Residential Amenity

Given the siting and scale, the impacts upon the nearest residential dwelling Sutton Lodge is considered minimal. There would be no significant overshadowing or overbearing impacts as a result of the extension, over and above that currently exerted by the existing dwelling. A condition is recommended to secure obscure glazing within the first floor en-suite windows to ensure no overlooking would arise.

In summary, the proposal is considered to have minimal impacts upon the amenity of neighbouring residents. As such the scheme is considered to be in accordance with Saved Policy BE1 of the Local Plan.

Conclusion

In conclusion, the proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties of the surrounding countryside location. The application is considered to be in accordance with Policies NE5 and BE1 of the Local Plan and supported by 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, mass and design is considered characteristic of the existing dwelling and would not be detrimental to visual or residential amenity.

Hinckley & Bosworth Borough Council Local Plan (2001) :- Policies NE5 and BE1

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 13.

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 amended details: OS sitemap (Scale 1:500); and Existing and Proposed Plan Elevations and Sections Drawing No. JH/2011/1 received by the Local Planning Authority on 1 June 2011.

3 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.

4 The first floor en-suite windows as identified on Drawing No. JH/2011/1 shall be fitted with obscure glass and be non opening and retained this way thereafter.

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 and Bosworth Local Plan.

4 To safeguard amenities of neighbouring properties 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:- Ebbony Mattley Ext 5691