

**REPORT P71**

**PLANNING COMMITTEE**

**21.02.2006**

**RECOMMENDATIONS OF HEAD OF CULTURE & DEVELOPMENT**

**ON APPLICATIONS FOR DETERMINATION BY**

**THE PLANNING COMMITTEE**

**BACKGROUND PAPERS**

**Background papers used in the preparation of these reports are filed in the relevant application files, unless otherwise stated**

**Item:** 01  
**Reference:** 06/00051/FUL  
**Applicant:** Mr And Mrs C Blain  
**Location:** 24 Kingsfield Road Barwell Leicester LE9 8GR  
**Proposal:** EXTENSION AND ALTERATIONS TO DWELLING

**Introduction:-**

This revised full application seeks planning permission for a single and two storey extension to the rear of 24 Kingsfield Road, Barwell. The site is located on the south-east side of Kingsfield Road and consists of a detached two storey dwelling set in a long plot. The rear of the property currently consists of a narrow two storey projection, adjacent to no. 22 Kingsfield Road; a single storey projection occupying the remainder of the width of the property, with a balcony above and a single storey conservatory to the rear. The extension will span the full width of the dwelling at both single and two storey level. The single storey element of the extension will project beyond the extent of the two storey element. The extension is needed to provide accommodation for the applicants ageing parents.

This application is being reported to Planning Committee as the applicant is an employee of the Borough Council.

**History:-**

05/01177/FUL	Extensions and alterations to dwelling	Withdrawn
--------------	--	-----------

**Consultations:-**

No objections have been received from:-

Head of Health and Environment  
Borough Council's Land Drainage Engineer  
Neighbours.

No objections have been received subject to conditions from the Director of Highways, Transportation and Waste Management.

**Development Plan Policies:-**

The site lies within the settlement boundary for Barwell, as identified in the adopted Hinckley and Bosworth Local Plan. Policy BE1 of the adopted Hinckley and Bosworth Local Plan seeks a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. It provides measures to ensure development does not have an adverse impact on the environment, occupiers of neighbouring properties, or highway users.

Policy RES7 of the adopted Hinckley and Bosworth Local Plan provides that householder development: respects the scale and character of the existing dwelling and streetscene; retains adequate parking provision; is designed to mirror the existing building to create an unified overall appearance; does not adversely affect the occupiers of neighbouring properties; and is carefully sited.

Policy T5 of the adopted Hinckley and Bosworth Local Plan provides advice on the requirement for parking provision and highway design.

The Council's Supplementary Planning Guidance for new house extensions sets out additional criteria for layout and design.

### **Appraisal:-**

The application seeks approval to increase the width of the existing two storey projection to the full width of the property and to increase the length by 2.2 metres, removing the existing conservatory. The single storey projection, remaining the full width of the property, will then continue for a further 3.7 metres. The proposal includes a single gabled roof on the single storey element of the extension with twin gabled roof on the two storey element.

The two storey neighbouring property at no. 26 Kingsfield Road is set approximately 1 metre back from the current rear extent of no. 24 Kingsfield Road and approximately a further 1 metre way from the common boundary. The proposal would project behind the line of no. 26 Kingsfield Road 1.1 metres at a two storey level and 4.9 metres at single storey level. Adopted Supplementary Planning Guidance permits a maximum single storey projection along a common boundary of 3 metres. However, it is considered that given the properties are detached with 1 metre separating the two and there is an existing 1.8 metre high boundary fence, a reason for refusal could not be sustained on these grounds.

The single storey neighbouring property at no. 22 Kingsfield Road is set in line with the main body of no. 24 Kingsfield Road, with a rear conservatory which projects approximately 3 metres. There is a detached garage on the boundary with no. 24 Kingsfield Road, with an access drive between the two properties resulting in approximately 4 metres separating the two properties. There are no primary windows on either the side of the bungalow nor the conservatory. The existing detached garage would block any effect the proposed extension may have on the private amenity space of no 22 Kingsfield Road. It is considered that due to the above factors the impact of the proposed extension on no. 22 Kingsfield Road is acceptable.

In conclusion, it is considered that due to the layout of the existing properties, the level of projection to the rear is acceptable. It is considered that the extension proposed complies with the general design principles contained in policy guidance in that it respects the scale and character of the dwelling, it is subordinate in size with a lower ridge than the existing dwelling and the design of the roof reflects that of the main dwelling.

### **RECOMMENDATION :- Permit subject to the following conditions :-**

**SUMMARY OF DECISION** - The proposal is in conformity with Policy/Policies BE1 and RES7; of the adopted Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

- 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.

### **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 RES7 of the adopted Hinckley & Bosworth Local Plan.

**Notes to Applicant:-**

- 1 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.
- 2 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

**Contact Officer:-** D Warden Ext 5691