

Item No. 4

Application No: P/09/0322/2

Application Type:	Full	Date Valid:	12th March 2009
Applicant:	Mr Boyd		
Proposal:	Erection of single and two storey extensions to rear of the dwelling.		
Location:	9 Hastings Road, Woodhouse Eaves, Loughborough, LE12 8QU		
Parish:	Woodhouse	Ward:	Forest Bradgate Ward
Case Officer:	Miss C Stapley	Tel No:	01509 634988

Description of the Application

This application seeks to erect single and two storey extensions to rear of the dwelling. The two storey extension would be 4.853m high to the eaves, 6.3m wide and 6.3m deep and the single storey extension would be 2.3m to the eaves, 9.6m wide and 6.075m deep. The property is a large detached house located towards the end of a cul-de-sac. The house is set back from the rest of the houses along the street and the plot is tapered, with the front of the plot being quite narrow but widening out considerably to allow for a large garden to the rear.

Development Plan Policies and other material considerations

Borough of Charnwood Local Plan (adopted 12th Jan 2004)

Policy EV/1 – Design – seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy H/17 – Extensions to dwellings – seeks to ensure that the development meets the following criteria:-

- It remains compatible in scale, mass, design and use of materials with the original dwelling;
- It would not appear as an intrusive or incongruous feature in the street scene to the detriment of visual amenities.
- It would not prove detrimental to the amenities of occupiers of nearby properties by reason of overshadowing, dominance, or substantial loss of privacy or light;

- It would not involve the removal of areas of existing landscaping important to the character of the location.

Supplementary Planning Guidance on House Extensions – provides advice about the design and appearance of extensions and their impact on the amenity of neighbouring properties.

Relevant Planning History

There is no relevant planning history.

Responses of Statutory Consultees

Leicestershire County Council (Highways) – raised no objection.

Woodhouse Eaves Parish Council – have raised concerns about the overall size of the extension, the close proximity of the extension to the neighbours either side and the impact on the street scene. They have also stated that it is not in keeping with the Village Design Statement.

Other Comments Received

The neighbour at No 7 Hastings Road has raised the following issues concerning the application:-

1. The proposed extensions would lead to loss of light.
2. The balcony to the rear and the two additional windows in the side elevation would lead to loss of privacy.
3. The extension is not compatible with the existing dwelling in terms of scale or mass and is over-bearing and over-dominant. This is not in agreement with the Woodhouse Eaves Village Design Statement.
4. The design of the extension is not compatible with the existing dwelling, in particular the semi-circular design of the proposed first floor bathroom.

Consideration of the Planning Issues

Impact on the neighbours

It is recognised that this would be a large extension but it has been designed in a way to minimise the impact on both of the neighbours. In terms of loss of light and privacy, there would be no material impact to either neighbours. The two storey extension would be set in from the boundary of No 7 by 6m and due to the fact that the house is set back from No 7, the two storey extension would begin at a distance of 6m from the back of their rear elevation. Therefore there would be no loss of light to the immediate area to the rear of their property. The proposed windows in the side elevation of the existing house would not cause any loss of privacy to No7 as the window at first floor is to be obscure glazed and the window at ground floor would be set behind a shed within the garden of No 7 and a 1.8m high fence. These windows would be conditioned to remain obscure glazed and non-opening, unless

the parts of the window which would be opened are more than 1.7m above the floor level of the room. Furthermore the window at ground floor would be considered as being permitted development and also the window at first floor, if obscure glazed and non-opening up to 1.7m, would also be permitted development. The Juliette balcony set within the two storey extension at first floor, would not directly over-look the amenity area of No 7, since the balcony is set in from the boundary by 6.5m. In terms of No 11, there is a single storey extension to the side of No 11 which is not illustrated on the block plan. This extension comes within 1m of the shared boundary and contains one window and a door. The window would look out at the front of the single storey which only contains one small window and is set at a high level so there would be no immediate over-looking. The proposed single storey extension itself would be set behind the garage/outbuilding of No 11 which has a high pitched roof and therefore from their garden, would not be seen. The proposed window in the side elevation of the existing house would not cause any over-looking to No 11 as there is an existing shed set between the properties and a 1.8m high fence. Furthermore the house is on slightly lower ground, therefore lessening any possible over-looking issues.

The design of the extensions not being compatible with the existing dwelling.

The proposed single and two storey extensions would be of a traditional design with a few contemporary aspects. The existing house is of a traditional 1950's design. It is considered that the extensions, although of a more contemporary design would be an improvement to the rear elevation of the existing dwelling. The Woodhouse Eaves Village Design Statement recommends that extensions should be carefully considered and unobtrusive however high quality and courageous contemporary design would be welcomed. As the extensions would be mainly to the rear and do not impact on the streetscene, the modern design is not seen as an issue. The single storey extension to the side would be largely hidden behind the bungalow at No 11. The only part of the extension which would be seen from the streetscene would be the first floor semi-circular structure to the side of the dwelling. However as the house would be set back from No 7, there would be no detrimental impact on the streetscene. It is important to recognise that the scheme would actually replicate the lines and proportions of the house, with roof lines running through. Furthermore, to allow the extensions to compliment the house, the colour of the render to be used, would be conditioned to match as closely to the colour of the existing brickwork of the house and be approved in writing by the local planning. This would be in accord with the Woodhouse Eaves Village Design Statement which states, "the material to be used in any alteration, extension or development must be chosen to enhance and compliment adjacent buildings."

The scale and mass of the extensions

It is recognised that this proposal would be a large extension. The existing dwelling, measures 157 square metres and the proposed ground floor extension measures 93 square metres with the proposed first floor measuring 38 square metres. Although the ground floor extension is large, the two storey extension is relatively small and would have a dutch gable roof to avoid the extension being over-dominant or over-bearing on the neighbour at No 7. Furthermore the two storey element of the

extension would be set in from the boundary by 6m. The single storey extension as discussed above would be set behind the garage/outbuilding of No 11 which has a high pitched roof and therefore from their garden, would not be seen and therefore would not be over-bearing. Despite the fact that the extension is large, it has been designed in a way to minimise the impact on the neighbours either side and therefore it would not be seen as incompatible in terms of scale with the original dwelling.

RECOMMENDATION

Grant Conditionally - Recommendation - subject to the following conditions:

1 - The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 - No development, excluding site works, shall begin until such time as details of the colour of the rendering to be used have been agreed in writing by the local planning authority. The colour of the render should match the colour of the brickwork of the existing house. The work shall be completed in accordance with the agreed details.

REASON: To ensure the satisfactory appearance of the completed development.

3 - The windows in the south east elevation at ground floor and first floor level shall be glazed with obscure glass and be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation thereafter.

REASON: To minimise the effect of the development on the privacy and amenities of nearby residents.

Informatives

1

DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION - Policies EV/1 and H/17 of the Borough of Charnwood Local Plan (adopted 12th January 2004) have been considered in reaching a decision on this application. The proposed development complies with the requirements of these saved Local Plan policies and there are no other material considerations which are of significant weight in reaching a decision on this application.

2

Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on House Extensions.



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Scale: 1:1250

