**DELEGATED REPORT**

**Recommendation Made: 8 December 2008**

**Reference:-** 08/00992/FUL **Parish:-** Burbage Parish Council

**Applicant:-** Mr Matthew Keough-West
65 Cowper Road
Burbage
Hinckley
Leicestershire

**Location:-** 65 Cowper Road Burbage Hinckley LE10 2LW

**Proposal:-** EXTENSIONS AND ALTERATIONS TO DWELLING.

**Introduction:-**

Full planning permission is sought at 65 Cowper Road, Burbage, for the erection of a two storey side and rear extension, part of which will reduce to single storey, adjacent to no 67. The application property is a two storey semi detached dwelling, located within the settlement boundary of Burbage.

The property already benefits from a single storey rear and side extension which replace previous outbuildings original to the dwelling house.

Relevant Planning History

None relevant

**Consultations:-**

No objections received from...
Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Neighbours

Burbage Parish Council have expressed concerns that the proposal will create a terracing effect if other properties have extended in this way.

**Development Plan Policies:-**

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance- (SPG) House Extensions
Burbage Village Design Statement

**Appraisal:-**

The main issues for consideration are the effect of the proposal on the appearance of the property and the amenities of neighbouring residents. The number of car parking spaces would remain the same- there is currently space for three off street spaces.

The two storey element to the side of the property would be set back from the front elevation by 1.8m resulting in a subservient relationship with the main property, in accordance with the councils SPG. To the rear the proposal appears larger with a part two storey extension and part single storey. However it is not considered that the massing is sufficiently overbearing to warrant a refusal of planning permission.

To the rear the proposals are larger with a 3m projection past the existing rear wall on the boundary with number 63. Whilst this breaches the SPG guidance, number 63 is located at a slightly higher level and retain there outhouse on the other side of the boundary. Given these considerations it is not considered that the proposal would result in a significant loss of light which would warrant a refusal of planning permission. Between the application site and number 67 there is a two meter brick wall that could have formed part of a earlier extension. It is therefore not considered that the single storey extension adjacent to this boundary would be detrimental to the amenities of the adjoining neighbouring property.

**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 massing, design and individual circumstances of the site there would be no affect on the amenities of neighbouring properties and it is therefore considered that the proposal would 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.

**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:-
1AP/RAM/010, 1 AP/RAM/010/2

5 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:-** Sarah Humphries Ext 5680