**DELEGATED REPORT**

**Recommendation Made: 3 April 2008**

**Reference:-** 08/00206/FUL **Parish:-** Barwell Parish Council

**Applicant:-** Mr G H Finch
74 Stapleton Lane
Barwell
Leicestershire
LE9 8HE

**Location:-** 74 Stapleton Lane Barwell Leicester Leicestershire LE9 8HE

**Proposal:-** ERECTION OF CONSERVATORY

**Introduction:-**

This application seeks approval for a ground floor conservatory to the rear of an extended semi detached Victorian property. Properties to the East are of replicable design, having existing ground floor projections to the rear and follow a common building line; with properties in the wider area being of various style, design, and age, while maintaining the existing building line. The application property has an extremely long narrow garden to the rear, bounded by a mix of vegetation and a 1.8m high close board wooden fence. The existing ground floor projection has been extended to first floor level, through the erection of a mono pitch extension, and a narrow ground floor lean too extension has been attached to the side of the kitchen. There is off street parking for approximately 3 vehicles to the front of the property.

**Consultations:-**

No ~~objections~~ responses have been received from:-

Neighbours/Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

**Development Plan Policies:-**

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

SPG - House Extensions

**Appraisal:-**

The main planning issue in relation to this proposal is the detrimental impact caused to the amenity of neighbouring properties.

Despite the conservatory projecting 4m along a common boundary to the rear; loss of light and overshadowing of the adjacent property are considered minimal. This is due to distance of the proposal from the windows of the adjacent dwelling, resulting from the extent of the existing ground floor projection. Additionally the proposal is considered to cause a far lesser impact on loss of light and overshadowing than the existing first floor boundary extension.

Owed to the design and materials used for the roof; the screening provided by the existing boundary fence, and the absence of windows in the south east elevation there is considered to be no material loss of light or invasion of privacy to the adjacent property. Despite proposing additional glazing to the North West elevation, the existing boundary fence and thick vegetation adequately screen the proposal. Although the design of the roof is not in keeping with that of the original property, it is

considered as having a lesser impact on the character of the property than either the existing first or ground floor extension, and is thus deemed an improvement on the existing. The mass and scale of the conservatory is in keeping with that of the original property.

In conclusion, due to the positioning and design of the conservatory and the screening provided by the boundary treatment, the proposal is considered to have no material adverse impacts on the amenity of surrounding residential properties.

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

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the 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 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.

**Contact Officer:-** Eleanor Shaw Ext 5691