DELEGATED REPORT

Recommendation Made: 21 June 2011

Reference:- 11/00310/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs K Kilgallon
100 Sapcote Road
Burbage
Hinckley
Leicestershire

Location:- 100 Sapcote Road Burbage Hinckley Leicestershire LE10 2AX

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a veranda at the rear of this semi-detached dwelling.

The application property consists of rendered walls painted in the colour cream and plain grey tiles.

Planning History:-

None

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)
Burbage Parish Council

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Burbage Village Design Statement

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 on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Burbage, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The proposed lean-to veranda abuts the rear of an existing mono-pitched extension. A lean-to veranda to the

rear of this dwelling by virtue of its open sides, has a minimal impact on the design and character of the existing dwelling. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building. The proposed timber frame and polycarbonate roofing sheets respect the character of the existing dwelling whilst the scale of the proposed extension in this location of Burbage complements the semi-detached dwelling house.

Neighbours Amenities

No. 102 is located to the east of the applicant's site and adjoins the applicant's property to form a semi-detached pair. It is noted no. 102 has a mono-pitched rear extension that projects 3 m from the rear elevation wall of the original house and is followed by a conservatory that extend at a combined length of 6 m. The proposed veranda will extend the same distance as the rear elevation wall of the neighbour's conservatory. By virtue of its size, scale and design with timber posts and polycarbonate roofing sheets there will be no adverse impact on the amenities currently enjoyed by the occupiers of no. 102.

No. 98 is located to the west of the application site and is a semi-detached property that does not adjoin the applicant's property. It is noted this property has been extended with a hipped roof, single storey extension to the side and rear followed by a rear conservatory. Bearing in mind the proposed veranda will project the same distance as the rear conservatory at no. 98 it is not considered to adversely impact on the neighbour's residential amenities.

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. The proposal is considered to be in accordance with Policy BE1 of the Local Plan 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 of the proposed veranda would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 1087 01 - Received on 09/04/2011
Site Location and Block Plan - Received on 09/05/2011

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.

3 For the avoidance of doubt and in the interests of proper planning.

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).

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:- Kevin Roeton Ext 5919