DELEGATED REPORT

Recommendation Made: 16 September 2011

Reference:- 11/00558/CONDIT **Parish:- Hinckley**

Applicant:- Mr P J Winn
72 Leicester Road
Hinckley
Leicestershire
LE10 1LT

Location:- 72 Leicester Road Hinckley Leicestershire LE10 1LT

Proposal:- VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION 10/00884/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This planning application is for the variation of Condition 3 of planning application 10/00884/FUL to provide a two storey extension to the side of this detached property as previously approved.

Planning History:

10/00884/FUL – Extension and alterations to dwelling – Approved on 25/05/2011
92/00911/4 - Extension to dwelling - Approved on 20/10/1992
83/00314/4 - Erection of a fence - Approved on 21/06/1983

Consultations:-

Neighbours notified and no representations received

The Head of Community Services (Land Drainage) has raised no objection

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The principle of a two storey extension, has already been established through the earlier grant of planning permission (ref: 10/00884/FUL) therefore the main considerations with regards to this application are the impact of the proposed variations to the approved scheme on design and impact upon residential amenity.

Impact of proposed change in design terms

The proposal is to reduce the set back distance from the front elevation wall of the main house on the first floor section of the side extension. The set back distance has been reduced from the previously approved 500 mm to 225 mm. This minor reduction still ensures the proposed side extension remains subservient to the main house. In addition the gable feature on the main house will also retain its prominence. If the previous scheme was shown with a set back of 225 mm then it would not have changed the previous decision to permit the development. A set back distance of 225 mm will not harm the character of the extensions and alterations to

the dwelling and is therefore acceptable in design terms.

Increasing the length of the first floor section of the side extension by this distance will not significantly increase its mass. A side extension that will remain to be in keeping with the main house will not have a detrimental impact on the character of the street scene.

Neighbours Amenities

The proposed change in length to the first floor side extension is not considered to have any material impact on any neighbours.

Conclusion

Overall the amended proposal is considered acceptable as a reduced set back distance is not detrimental to the character or appearance of the existing dwelling, street scene or neighbours amenities.

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 would be in accordance with the development plan as it is considered that by reason of the minor proposed change there would not be any significant material impacts upon the dwelling, street scene or neighbours amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 This permission shall relate to the variation of Condition 3 of permission 10/00884/FUL dated 25 May 2011 only. All other conditions of the original permission remain, unless subsequent variations have been made.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing P6 Second Revision, P7 Second Revision, P10 Second Revision, Site Location and Block Plan received on 18 August 2011.

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply.

2 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).

Contact Officer:- **Kevin Roeton Ext 5919**