JDW 24/06/08

DELEGATED REPORT

Recommendation Made: 19 June 2008

Reference:- 08/00464/FUL **Parish:-**

Applicant:- Mr Darren Rayne
73 Southfield Road
Hinckley
Leicestershire
LE10 1UA

Location:- 73 Southfield Road Hinckley Leicestershire LE10 1UA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING AND FORMATION OF NEW ACCESS (AMENDED SCHEME)

Introduction:-

This is a detached house where a previous planning permission (07/00346/FUL) for a two storey side and single storey rear extension is at an advanced stage of construction. The single storey rear extension, as approved, was 7.5m wide by 2m deep and had a lean-to pitched roof. The current proposal seeks to amend the previous permission by substituting a flat roof for the approved pitched roof - the exposed end of the roof would be enclosed by a 1.25m high parapet wall.

Consultations:-

No responses have been received

Development Plan Policies:-

BE1

Appraisal:-

With the exception of an oblique view of the proposed parapet wall the single storey rear extension will not register in the general street scene and there is no objection in principle to a flat roof here. On the basis, however, that there might be a temptation for a future resident to install a guard rail and use the roof as a balcony, to the detriment of the privacy of adjacent residents, an amended design has been negotiated which shows the end wall as a stepped parapet. This design will also improve the oblique views of the development from Southfield Road.

RECOMMENDATION :- Permit subject to the following conditions :-

BE1

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 This permission relates to the application as revised by amended plan 08/00464A/FUL received by the Local Planning Authority on 02/06/08.

2 2. This permission shall be construed as an amendment to the development approved under planning permission 07/00346/FUL and the conditions attached to that permission shall continue to apply equally to this permission.

3 3. The flat roof of the single storey rear extension shall at no time be brought into use as a balcony.

Reasons :-

1 To define the permission.

2 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 3. To safeguard the privacy of adjacent residents. in accordance with Policy BE1 * of the adopted Hinckley and 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 Approved plans

Floor plans and elevations - existing
" " " " - proposed (as amended) (08/00464/FUL) *
Location plan 1:1250
Site plan 1:500

Contact Officer:- Roger Jacques Ext 5895