SK
3/03/08

DELEGATED REPORT

Recommendation Made: 28 February 2008

Reference:- 08/00069/FUL **Parish:-**

Applicant:- Mr I Mustard
2 Barlestone Drive
Hinckley
Leicestershire
LE10 0XZ

Location:- 2 Barlestone Drive Hinckley Leicestershire LE10 0XZ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a comparatively small detached house with a garage to the side with a pitched roof continuing across a forward projecting front porch. There is a wide garden area to the other side, enclosed by 1.8m fencing with good shrub planting in front. The proposal is to replace the existing garage with a two storey side extension that would have its roof flush with the existing and incorporating also front and rear projecting gables. There would be small ground floor extensions to the front and rear of the existing dwelling and a 4.5m wide pitched roofed garage would be provided in the present open side garden area.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

From the point of view of relationship the proposed two storey side extension would be some 2m from the adjacent No.1 which, in any event, has a tall pitched roofed garage on the side adjacent to the proposal. The adjacent No.3 is served by a long driveway and presents its blank side elevation to the rear garden boundary of No.2. The potential overlooking of the rear garden of No.3 from the proposed first floor extension would be no greater than from the existing first floor windows – the new window is indicated to serve an en-suite bathroom and is likely to be in obscure glazing.

From the point of view of design and street scene the proposed extensions are quite large and, with the forward gable, would significantly alter the appearance of the dwelling. In the wider context, however, the adjacent No.1 has been much extended and features a prominent forward gable. Similarly Nos.5 &6, which form the continuation of the street scene, also have forward gables similar to that now proposed at No.2. On this basis the dwelling as proposed to be extended would be of a design that would be consistent with those in the wider street scene.

From the point of view of off-street parking the site frontage tapers but the proposed garage would provide generous space for one vehicle and would have a driveway depth varying between 5m and 7m. The extended dwelling would continue to have three bedrooms.

RECOMMENDATION :- Permit subject to the following conditions :- ies and TS.

SUMMARY OF DECISION - The proposal is in conformity with Policy 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.

3/ C89

Reasons :- 4/. Before the garage hereby approved is first brought into

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/ R23 ... TS. ...

Notes to Applicant:- 4/ R17.... TS. ..

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/- N20

Contact Officer:- Mr R Jacques Ext 5895

use. the access drive shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) and shall be so maintained at all times thereafter.

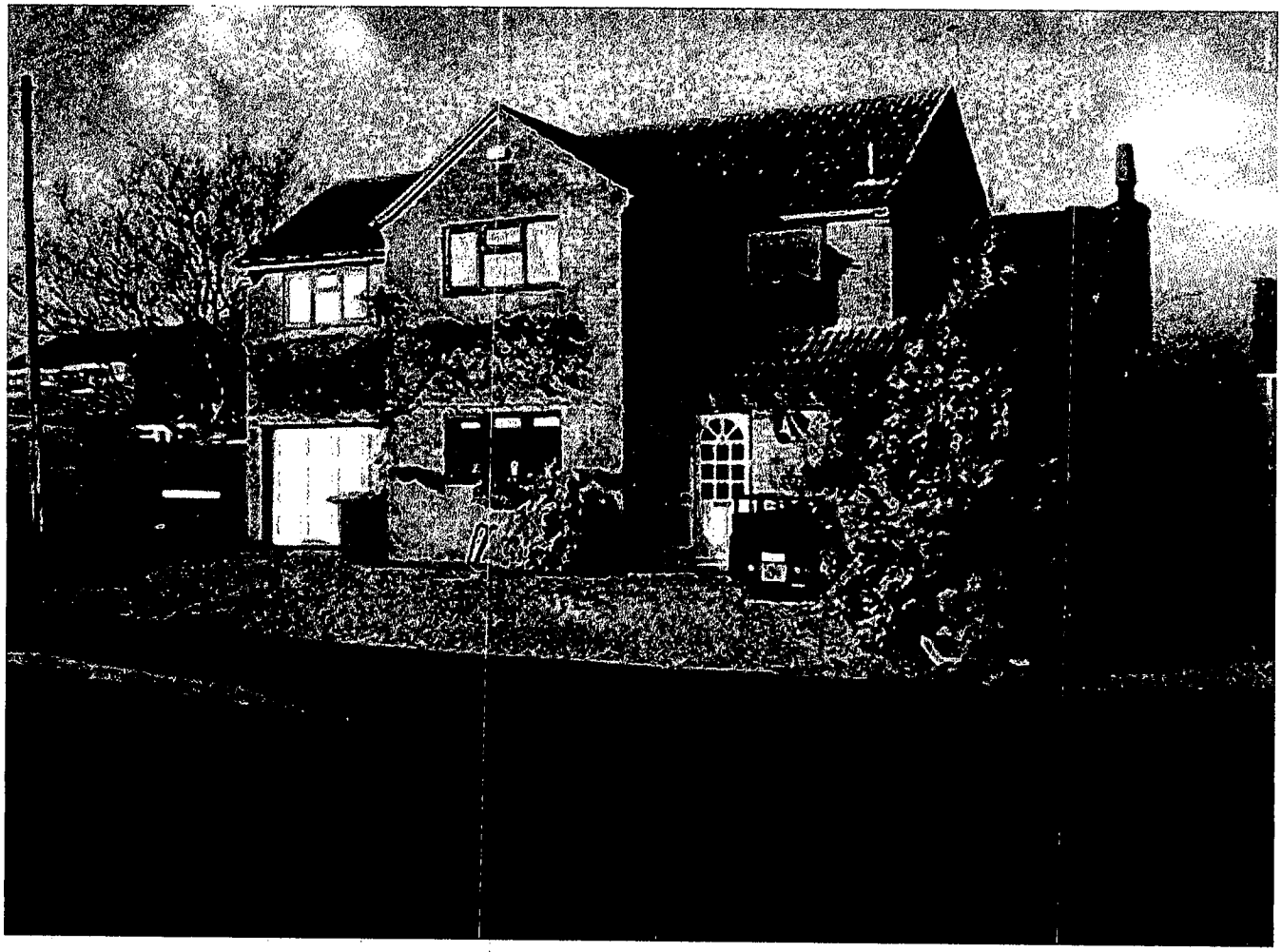
No 2.



No 2.



No 1.




5
6