DELEGATED REPORT

Recommendation Made: 18 March 2008

Reference:- 08/00075/FUL **Parish:-** Twycross Parish Council

Applicant:- Mr And Mrs Chantler
7 Church Street
Twycross
Atherstone
Leicestershire

Location:- 7 Church Street Twycross Atherstone Leicestershire CV9 3PJ

Proposal:- ALTERATIONS TO DWELLING

Introduction:-

This application seeks to install a new hardwood door and screen/door to enclose a walkway/storage area at 7 Church Street, Twycross. There is a garage to the rear of the property, which is attached to the dwelling via the walkway/storage area. The proposal seeks to enclose this area.

Originally a development of 3 terraced properties, planning permission was granted in 1981 to convert the properties into one dwelling. The traditional property is located at the centre of the village directly adjacent to the highway and is situated within the Twycross Conservation Area.

Planning history

There is no relevant planning history.

Consultations:-

No objections have been received.

The Borough Council's Conservation Officer has commented that the proposal is acceptable.

Development Plan Policies:-

Policies BE1 and BE7 of the Hinckley & Bosworth Borough Council Local Plan.

Appraisal:-

Only the new door to the front of the walkway/storage area will be visible to the street. The new door will be constructed in hardwood and is designed so as to be in keeping with the dwelling and the surroundings. Therefore, this aspect of the development complies with policies BE1 and BE7 of the adopted Hinckley & Bosworth Borough Council Local Plan.

The new door/screening on the rear elevation is also designed so as to be in keeping with the dwelling and will be constructed in materials to match the existing conservatory, which is constructed using cream painted wood and glass. This aspect of the development is not visible from the road; therefore it will not be detrimental to the street scene. This aspect of the proposal is also considered to comply with policies BE1 and BE7 of the adopted Hinckley & Bosworth Borough Council Local Plan.

The proposal is also in compliance with the House Extensions Supplementary Planning Guidance as the proposal respects the scale and character of the existing dwelling, and does not overwhelm the property or over-dominate the street scene.

Overall, it is considered that the proposal is acceptable and it is recommended that planning permission be granted subject to a condition requiring the materials used in the development match the corresponding materials of the existing dwelling.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and BE7 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:- Louise Winson Ext 5898







