DELEGATED REPORT

Recommendation Made: 10 March 2010

Reference:- 10/00087/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Andrew Sime
6 The Courtyard
The Outwoods
Burbage
Leicestershire

Location:- 6 The Courtyard The Outwoods Burbage Leicestershire LE10 2UD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for the erection of a single storey mono-pitched side extension. The application property comprises modern 2 ½ storey house. The property is situated on a complex of 5 other dwellings. The complex has been designed to illustrate a farmyard layout, with the remaining units taking on a barn like appearance. The application property has a garden to the front, incorporating three designated parking spaces and a yard to the rear. The complex is on the edge of the settlement, with open countryside further north east. To the south, and south east of the property are dwellings, comprising of converted barns and the original listed farmhouse. The surrounding area is maturely vegetated and is covered by an area TPO.

The proposal comprises a small, mono-pitched ground floor side extension. This is set well back from the principal elevation of the property and incorporates fenestration detail and materials common to the main property.

Relevant History:-

06/00363/REM Residential Development of 6 Dwellings Approved

04/01407/OUT Residential Development of 6 Dwellings Approved

Consultations:-

Leicestershire County Ecology have no comments on this application

Head of Community Services (Drainage) has no comments on this application

Burbage Parish Council have no objections towards this application.

Development Plan Policies:-

BE1 - Siting and Design

Appraisal:-

The main issue in this case is the impact of the development on the character of the application property and wider complex.

As the proposal is not situated within close proximity of neighbouring residential properties, there are considered no impacts on residential amenity.

In respect of the proposals impact on the character of the property and the complex, due to the marginal scale of the proposal and its location well back from the principal elevation, the development

is considered in keeping with the scale and character of the application property, and for these reasons is considered acceptable.

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. Resultant of the scale, design and position of the proposal there are considered no material impacts on either residential or visual amenity, or on the character of the application property or wider area. Therefore the application is considered acceptable.
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 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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos: M1193/1; M1193/2; M1193/3; M1193/4; M1193/5; M1193/6 Received by the Local Planning Authority on the 3/2/10.

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 teh avoidance of doubt

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. 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:- Eleanor Shaw Ext 5691 Date Printed: 31 March 2010