25/2/08 PS

DELEGATED REPORT

Recommendation Made: 25 February 2008

Reference:- 08/00024/FUL **Parish:-** Burbage Parish Council

Applicant:- Peter Edward Hartwell
144 Hinckley Road
Burbage
Hinckley
Leicestershire

Location:- Garage Lucas Road Burbage Leicestershire

Proposal:- ERECTION OF CONCRETE SECTIONAL GARAGE

Introduction:-

This is a lock up garage court in a backland situation at the rear of houses in Lucas Road, St Martins and Cowper Road. It comprises two well maintained blocks of six concrete sectional garages with pitched roofs in profiled steel sheeting. The proposal is the erection of a single detached sectional garage at the end of and in line with one of the existing blocks of garages.

Consultations:-

No responses have been received from neighbours or the Parish Council.

Development Plan Policies:-

BE1

Appraisal:-

The proposed garage would stand to the side of No.33 Lucas Road which faces the access road to the garage court. The side boundary of this dwelling comprises a 2m high fence and the property has a detached sectional garage to the side closest to the present proposal. It is concluded that the proposed garage would have no significantly detrimental impact upon this dwelling. All other adjacent houses have long rear gardens to the garage court.

The existing garages are in two blocks with pitched roofs over. The proposed garage would be in a spa finish with a virtually flat profiled steel roof. Although the roof would not match the design of the existing it is concluded that a similar pitched roof would not be justified in this backland situation and indeed could appear incongruous on a single garage.

RECOMMENDATION :- Permit subject to the following conditions :-

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 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

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

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:- Mr R Jacques Ext 5895

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 21 February 2008 18:51
Conversation: Report 08/00024
Posted To: Planning Folder
Subject: Report 08/00024

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Condition

1. **C1** ✓

Reason

1. **R1** ✓

Notes ✓.
standard

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