DELEGATED REPORT

Recommendation Made: 9 May 2008

Reference:- 08/00218/FUL **Parish:-** Burbage Parish Council

Applicant:- Mrs Joanne Beck
34 Denis Road
Burbage
Hinckley
Leicestershire

Location:- 34 Denis Road Burbage Hinckley Leicestershire LE10 2LR

Proposal:- ERECTION OF TIMBER FIRST FLOOR BALCONY TO REAR OF PROPERTY RE-SUBMISSION OF 07/01200/FUL.

Introduction:-

The application seeks planning permission for a elevated terrace area to the rear of 34 Dennis Road, Burbage. The property is set into the side of the slope and consequentially the property is accessed at first floor level and has all living condition at this floor height. Therefore to the rear of the property the dwelling has the appearance of a two-storey property. The applicants have installed patio doors at first and ground floor level to the lounge and bedroom respectively.

Planning permission is sought for the erection of a timber balcony which would extend across the width of the property at the rear and steps out to a maximum distance of 4m from the rear of the property. Screen fences of 1.8 metres are proposed to either side of the proposed terrace area.

Relevant planning history

07/01200/FUL	Erection of hardwood first floor balcony to rear of property. Withdrawn	16.11.08

Consultations:-

Central networks have got no objection to the proposal.

Burbage Parish Council have objected on the grounds that the proposal would cause an unacceptable loss of privacy to adjacent residents.

Neighbours were notified and a site notice erected.

To date no representations have been received.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

BE1 Design and siting of development

Appraisal:-

The proposal would be located to the rear of the dwelling and would not be visible from public vantage points. To the west the property overlooks the open countryside from which there are no public view points. It is not therefore considered that the proposal would detrimentally affect the appearance of the property.

The application property is located at the end of a cul-de-sac with properties located around this. Number 39 Dennis Road is situated at an angle to the application property with the side elevation mainly facing the application site. One side window at first floor level overlooks the application site. To

the north number 32 Dennis Road is located behind the rear building line of the application property, however this property has been extended at ground floor level. 1.8m screens have been included on the side of the terrace facing this property. This prevents direct overlooking from the terrace occurring although the end of the garden may be visible, however this is considered no difference from the views obtained from the existing first floor windows. Therefore there are not considered to be any material loss in privacy from the proposed terrace.

RECOMMENDATION :- Permit subject to the following conditions :-

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.

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:- Sarah Humphries Ext 5680