DELEGATED REPORT

Recommendation Made: 20 March 2009

Reference:- 09/00059/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Dennis Buswell
7 Adcote Close
Barwell
Leicestershire
LE9 8DT

Location:- 7 Adcote Close Barwell Leicester LE9 8DT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for conversion of an existing garage into living accommodation for a disable resident. The garage is flat roofed and is situated to the southern side of the property, it abuts the common boundary. It is stepped back 9m from the front elevation. A ramp will lead to an enclosed passageway providing access to the accommodation. The existing openings will be bricked up, with new doors and windows inserted into the existing northern elevation of the property.

Consultations:-

Leicestershire County Ecology have requested that a watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development, and in the event of any protected species being discovered , works shall be ceased whilst expert advice is sought.

No comments have been received from:-
Neighbours,
Parish Council

Development Plan Policies:-

BE1 - Siting and Design
SPG - House Extensions

Appraisal:-

As the garage is existing there will be no further impacts on either visual or residential amenity. The main issue is the impact on available off road parking. Conversion of the garage could have taken place without prior planning approval, despite this, the current application will be judged on its merits. Even without use of the garage there remains sufficient off road parking at the property (2 cars can be parked on the driveway). Further the property to the south, which has an identical layout has extended to the front of the garage, prohibiting vehicular access and reducing available parking space. Accordingly, given the negligible scale of this development, and the question over whether Planning Permission is required, the proposal 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 design, scale and location of the proposal, sufficient parking will be retained there are considered no material impacts on either visual or residential amenity. Accordingly the

proposal 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.

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.

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).

5 List of plans used in the determination of this application:- Drg No. 4518.03; OS Sitemap scale 1:1250

6 A watching brief for all protected species should be maintained throughout the development, and in the event of any protected species being discovered , works shall be ceased whilst expert advice is sought.

Contact Officer:- Eleanor Shaw Ext 5691