08/00125/FUL. D.S 26.3.08.

DELEGATED REPORT

Recommendation Made: 19 March 2008

Reference:- 08/00125/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr And Mrs Critchlow
13 Squires Green
Burbage
Hinckley
Leicestershire

Location:- 13 Squires Green Burbage Hinckley Leicestershire LE10 2SY

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING (REVISED SCHEME)

Introduction:-

This is a small semi detached house with a car port to the side. Planning permission has recently been granted, following negotiations, for the erection of a two storey side extension comprising a study and utility at ground floor and a bedroom and bathroom at first floor (07/01368/FUL). The current proposal seeks to vary that permission by substituting a store for the previously approved study. Externally there would be 2m high timber doors to the ground floor front elevation of the extension rather than the approved window.

Consultations:-

No responses have been received from neighbours or the Parish Council has no objection

Development Plan Policies:-

BE1

Appraisal:-

The proposed doors would have the appearance of garage doors and are entirely appropriate in such a location. The adjacent No.11 has gates to the front of its car port.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies 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.

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:- Mr R Jacques Ext 5895

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 19 March 2008 18:11
Conversation: Report 08/00125
Posted To: Planning Folder
Subject: Report 08/00125

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Condition

1. **C1**
2. **C15** **"dwelling"**

Reason

1. **R1**
2. **R10** **(BE1)**

Notes

standard

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