DELEGATED REPORT

Recommendation Made: 27 March 2008

Reference:- **08/00173/FUL** **Parish:-**

Applicant:- **Mr And Mrs Caruthers**
2 Dove Close
Hinckley
Leicestershire
LE10 0RY

Location:- **2 Dove Close Hinckley Leicestershire LE10 0RY**

Proposal:- **ERECTION OF CONSERVATORY**

Introduction:-

This application seeks to erect a conservatory to the rear of 2 Dove Close, Hinckley. The property makes up one half of a pair of small semi-detached properties and is situated in a small cul-de-sac of similar properties. The property has no previous extensions or alterations.

Planning history

There is no relevant planning history.

Consultations:-

No objections have been received.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan
House Extensions Supplementary Planning Guidance

Appraisal:-

The main issues with this proposal are the impact of the development on the property and neighbouring properties and the loss of the private amenity space currently enjoyed by the property. At 3.5 metres wide, the proposal will nearly be as wide as the original dwelling, which is 4.5 metres wide. The proposal will therefore look quite substantial on the property. However, the height of the proposal to the ridge height will be 3.5 metres, with the length of the proposal being only 2.5 metres. Due to the size of the conservatory being reduced in these areas and its location to the rear of the property, it is considered that the proposal is of satisfactory scale and mass and will not over dominate the property.

The garden area to the rear of the property is 5m x 12.5m, which is quite small. However, the proposal will leave approximately 5m x 10m of garden area at the property, which is a reasonably acceptable amount. — However. a 2 bed? property should have 60m? - but there is large garden area to front??

The proposal will only potentially affect the neighbouring property, 1 Dove Close, however the proposal is situated 50cm away from the boundary and there is adequate boundary screening present consisting of fencing and conifer hedging. The length of the proposal at 2.5 metres also complies with the House Extensions Supplementary Planning Guidance. It is therefore considered that the proposal will not have a detrimental impact on the amenity of the neighbouring property. The opposite neighbouring property, 3 Dove Close is approximately 1.5 metres away from the proposal, with the properties being separated by an access passage. This coupled with the presence of two sets of fencing and access gates will mean that the development is unlikely to have a detrimental affect on the occupiers of number 3.

but is set back by 1.2m. - however etc etc.

The use of materials that match the existing property will ensure that the proposal is in keeping with the original property and will not have a detrimental impact on the surrounding area.

Overall, it is considered that the proposal complies with policy BE1 of the Hinckley & Bosworth Borough Council Local Plan and the House Extensions Supplementary Planning Guidance and it is recommended that planning permission be granted subject to conditions.

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:- Louise Winson Ext 5898