COMMITTEE EXTRACT

Committee Date:

Reference:- 07/01031/FUL **Parish:-** Barwell Parish Council

Applicant:- Mrs Amanda Strain
4 Charleston Crescent
Barwell
Leicester
Leicestershire

Location:- 4 Charleston Crescent Barwell Leicester Leicestershire LE9 8EQ

Proposal:- ERECTION OF CONSERVATORY

Introduction:-

This is a semi-detached chalet style dwelling with a driveway to the side and a garage to the rear. The proposal is for a rear conservatory that would extend 3m along the joint boundary with the attached No.6 where there is presently a 1.8m fence. The boundary elevation of the conservatory is shown as being of solid panel construction.

Consultations:-

The Parish Council has no objections. The resident of the attached No.6 has expressed oral concerns about the disposal of storm water from the extension but has been advised that this is not a material consideration from the planning point of view.

Development Plan Policies:-

BE1

Appraisal:-

The proposed conservatory would be 3m deep to the boundary with the attached dwelling and would have no glazing to the boundary elevation. Furthermore the extension would be generally to the north of the neighbouring property. On this basis it would not have an unduly detrimental impact on the attached dwelling.

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.

3 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Mr R Jacques Ext 5895