JDW

DELEGATED REPORT

Recommendation Made: 9 July 2008

Reference:- 08/00548/FUL **Parish:-** Ratby Parish Council

Applicant:- Mr P Janes
184 Markfield Road
Ratby
Leicester
Leicestershire

Location:- 184 Markfield Road Ratby Leicester Leicestershire LE6 0LS

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a semi detached house fronting a service road separate from the main carriageway. It has a garage with a shallow pitched roof to the side, as also does the adjacent No.182, and both garages have a parapet wall to the front elevation. The proposal is the provision of a 3.3m deep single storey extension to the width of the rear elevation of the dwelling and part of the garage. This would have a lean-to roof with a 1m upstand where it intersects with the roof of the existing garage.

Consultations:-

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

Development Plan Policies:-

BE1

Appraisal:-

The attached No.186 has an existing 3m deep single storey rear extension with a solid wall to the joint boundary. On this basis the proposed extension would have no significant impact on the amenities of the attached dwelling. To the other side the proposal would be 1m away from the boundary with No.182 which has its garage and a small brick structure to this boundary. The existing front parapet wall to the pair of garages is some 600mm high with the consequence that the upstand at the rear of the proposed extension would not be visible from the general street scene at the front. There is ample parking which would not be affected.

RECOMMENDATION :- Permit subject to the following conditions :-

JUST3.code. BE1

SUMMARY OF DECISION: The proposal is in conformity with Policy/Policies of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

CONDITIONS 1. 2. } Please pull these conditions through from RJ's e-mail report.

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. 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 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.

5 List of plans used in the determination of this application

Drg.no. 1985/A2, location plan 1:1250

Contact Officer:- Roger Jacques Ext 5895

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 09 July 2008 20:36
Conversation: Report 08/00548
Posted To: Planning Folder
Subject: Report 08/00548

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

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

Reason

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

Notes

3. N20

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