DEL

HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

210.
C8

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Mr Nilesh Kotecha
16 Laundon Close
Groby
Leicestershire
LE6 0YZ

Name and Address of Agent (if any)
Mr John Hackman
6 Main Street
Kilby
Leicester
LE18 3TD

Part I - Particulars of Application

Date of Application
30 May 2008

Application No.
08/00568/FUL

Particulars and location of development:

EXTENSIONS AND ALTERATIONS TO DWELLING
16 Laundon Close Groby Leicester Leicestershire LE6 0YZ

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. The proposed first floor side extension would be unduly prominent in the general street scene and, if approved would make it difficult to resist a similar development at the adjacent dwelling, to the progressive deterioration of the appearance of the locality. For this reason the proposal is contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on house extensions.

2. The development would create a fourth bedroom and at the same time result in a garage of inadequate dimensions to accommodate a standard motor vehicle. There would be inadequate off-street parking to serve the extended dwelling and this could result in parking on the highway, to the detriment of road safety and contrary to Policy T5 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. The Local Planning Authority may be prepared to consider more favourably a revised proposal which incorporated an extension set back from the front elevation of the existing property thereby creating a subordinate relationship and less prominence in the street. In addition an amended scheme should incorporate adequate usable off street parking provision.

2. List of plans used in the determination of this application
Drg. 113-KOT-01-A4 rev.b
-02-A4 rev.b
-03-A4 rev.e
-04-A4 rev.e
-05-A4 rev.e
-06-A4

T. M Prowse

Date :29 July 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM