DELEGATED REPORT

Recommendation Made: 6 July 2011

Reference:- 11/00417/CONDIT **Parish:- Burbage Parish Council**

Applicant:- Mr A Maycock
148 Station Road
Market Bosworth
CV13 0NP

Location:- 8 Sketchley Road Burbage Hinckley Leicestershire LE10 2DZ

Proposal:- VARIATION OF CONDITION NO. 2 OF PLANNING PERMISSION 10/00909/FUL TO INCREASE THE EAVES HEIGHT OF THE REAR EXTENSION

Introduction:-

This is an application for variation of condition 2 attached to planning permission 10/00909/FUL.

The previous application (ref: 10/00909/FUL) sought permission for a first floor extension and a two storey rear extension.

This application proposes to raise the rear eaves height by 0.6 metres. The application has arisen as a result of the applicant wishing to increase the internal floor area of the first floor rear bedroom.

The site is located within the settlement boundary of Burbage, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is not accompanied by any documentation.

Planning History

10/00909/FUL	Extensions and alterations to dwelling	Approved	10.01.11

Consultations:-

No objections from:-

Burbage Parish Council

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Local Development Framework: Core Strategy (2009)

Policy 4: Development in Burbage

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Burbage, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): House Extensions

Burbage Village Design Statement

Appraisal:-

The principle of a first floor extension and two storey rear extension, has already been established through the earlier grant of planning permission (ref: 10/00909/FUL therefore the main considerations with regards to this application are the impact of the proposed variations to the approved scheme on the design and impact upon residential amenity.

Given the rise in eaves to the rear of the premises, the changes will not alter or compromise the appearance of the dwelling within the streetscene. The minor nature of the changes are not considered to significantly alter the design of the dwelling and it is not considered that this would give rise to any significant material impacts upon residential amenity, over and above that of the approved scheme.

The changes do not give rise to any significant material impacts that would suggest that the development would not be in accordance with Local Plan Policy BE1.

In conclusion, the principle of this development has already been established through the earlier grant of planning permission (ref: 10/00909/FUL). It is not considered that the minor alteration would result in any significant material impacts upon the design of the dwelling, streetscene or upon residential amenity of surrounding residential dwellings. Accordingly it is recommended that planning permission be granted, subject to the imposition of the previous planning conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it is considered the minor changes proposed would not result in any significant material impacts upon visual or residential amenity.

Hinckley & Bosworth Local Plan (2001):- Policy BE1.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 4.

1 This permission relates to the variation of Condition 2 of planning permission reference 10/00909/FUL dated 10 January 2011, a copy of which is appended hereto and the conditions imposed by the decision notice in relation to the previous application shall be deemed to apply to the grant of permission in respect of application 11/00417/CONDIT save in so far as they are amended by virtue of the decision notice in relation to the current application or where variations subsequent to the previous application have been approved in writing by the local planning authority.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing No: 2010-23202 Rev C received by the Local Planning Authority on 25 May 2011.

Reasons :-

1 To define the permission and to ensure that all other conditions attached to the original consent still apply.

2 For the avoidance of doubt and in the interests of proper planning.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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