DELEGATED REPORT

Recommendation Made: 1 April 2009

Reference:- 09/00107/CLU **Parish:- Groby Parish Council**

Applicant:- Mr & Mrs Bradley
40 Wallace Drive
Groby
Leicester
Leicestershire

Location:- 40 Wallace Drive Groby Leicester Leicestershire LE6 0GQ

Proposal:- CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT FOR EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This property comprises a previously extended detached bungalow situated on a large plot backing onto open countryside to the rear. There are residential properties to either side and opposite. The property has permitted development rights.

The flat roofed kitchen, which extends to the south eastern side of the property does not form part of the original dwelling house.

Consultations:-

Development Plan Policies:-

Appraisal:-

Consideration is given to the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The main points are;

The property is detached

The proposed extension is considered a side extension, for although it projects forward from a wall which faces the highway, this wall does not comprise a wall which formed the principal elevation of the original dwelling house.

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, but the height of the eaves of the enlarged part will not exceed 3 metres;

The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse, however it will not -

(i) exceed 4 metres in height,
(ii) have more than one storey, or
(iii) have a width greater than half the width of the original dwellinghouse;

- The proposed extension does not cover 50% of the amenity area.

The side extension is considered permitted development for its eaves are no higher than 3m, it is single storey and it does not have a width greater than half the width of the original dwelling house

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Reasons :-

1 It has been determined that the proposal does fulfil the criteria under Part 1, Class A, A2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

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. 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).

5 List of plans used in the determination of this application:- Drg Nos. 4106 (08) 002; 4106 (08) 101; 4106 (20) 101

Contact Officer:- Eleanor Shaw Ext 5691