JDW 24/06/08

DELEGATED REPORT

Recommendation Made: 19 June 2008

Reference:- 08/00474/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr Timothy Haywood
45 Britannia Road
Burbage
Hinckley
Leicestershire

Location:- 45 Britannia Road Burbage Hinckley Leicestershire LE10 2HE

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING.

Introduction:-

This is a cream rendered detached house with a lean-to canopy across the front and a two storey flat roofed extension to the rear. The proposal is to erect a single storey hipped roofed extension to the front of the side elevation of the dwelling.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

The proposed extension would be 1.75m wide and would come to within 450mm of the boundary wall of the adjacent No.47. The latter is a detached house that stands well away from No.45 but has its detached double garage on the boundary adjacent to the proposed extension. It is concluded that the proposed extension would be small and in keeping with the dwelling. It would be in materials to match the existing and the hipped roof, whilst not featured elsewhere on the dwelling, would be an acceptable design solution which would serve to minimise the potential visual impact of the extension. The proposal would have no impact of any significance on neighbouring dwellings.

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. 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 Approved plans

TPH/BRIT/2008 floor plan and elevations existing and proposed
Location plan1:1250
Site plan 1:500

Contact Officer:- Roger Jacques Ext 5895

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

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

Reason

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

Notes

Standard

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