DELEGATED REPORT

Recommendation Made: 8 April 2008

Reference:- 08/00150/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr A Preston
10 Brookside
Barlestone
Warwickshire
CV13 0NL

Location:- 10 Brookside Barlestone Nuneaton Leicestershire CV13 0NL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to provide an extension to the front and demolish an existing conservatory and erect a garden room to the rear of 10 Brookside, Barlestone. The property is a large detached property situated in a cul-de-sac consisting of a range of differently designed detached and semi-detached properties.

Planning history

Planning Permission for a two-storey side extension on the northern side of the property was granted in 1992, which appears to have been implemented.

Consultations:-

No objections have been received from the Highways Authority, Environmental Health Department or the Ecology Department.

Barlestone Parish Council have written in to support the application.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan
House Extensions Supplementary Planning Guidance

Appraisal:-

The design of the proposal is in keeping with the architectural features of the existing property. It is therefore considered that the proposal will be visually acceptable on the street scene.

The proposed extension to the front of the property will fill in an existing gap along the front of the property adjacent to the porch to provide a lounge extension. The design of this is considered to be acceptable as the proposal will not project further past the building line of the front elevation of the property and will therefore not be visually obtrusive. There are also different styles of properties located on the street, meaning that the proposal will not look out of place.

3 car parking spaces including the garage will remain available at the property with the implementation of the development, which is an acceptable amount for the property.

The proposed garden room will be 3.5 metres in length, meaning that it does not strictly comply with the House Extensions Supplementary Planning Guidance. However, the development will be located 1 metre away from the common boundary and the neighbouring property, number 8 is set back further than the rear elevation of the application property. This, along with the presence of 1.8 metre boundary fencing between the properties will mean that the rear extension will not have a detrimental impact on number 8. The proposal to the rear will be approximately 12 metres from the opposite neighbour,

number 12, with number 12 also being stepped further forward than application property. It is therefore considered that the proposal will not have an unacceptable impact on the occupants of number 12.

The extension to the front of the property is not likely to have any impact on neighbouring properties. Due to its position, it will not be particularly visible to number 8 or 10.

Overall, it is considered that the proposal complies with policy BE1 of the Hinckley & Bosworth Borough Council Local Plan and the House Extensions Supplementary Planning Guidance and it is recommended that planning permission be granted subject to conditions.

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.

Contact Officer:- Louise Winson Ext 5898