DELEGATED REPORT

Recommendation Made: 3 April 2008

Reference:- 08/00155/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr T Slaymaker
8 Rufford Close
Burbage
Hinckley
Leicestershire

Location:- 8 Rufford Close Burbage Hinckley Leicestershire LE10 2JF

Proposal:- ALTERATIONS TO EXISTING DWELLING

Introduction:-

This application seeks approval for alterations to the roof of an existing ground floor rear extension. This is of flat roof design and was erected under the limits of permitted development. The eaves height of the existing extension will be maintained, with the addition of a hipped glazed roof, having a ridge height of 3.40m. If it were not for the previous extensions to the property, the proposal would fall within in the limits stipulated by the Town and Country Planning (General Permitted Development) Order 1995.

The application property occupies a corner plot on a small residential cul de sac in Burbage, with garden boundaries abutting the site on each elevation. The property comprises an extended semi-detached house of 1980's design. Adjacent properties are of a similar design and follow a common building line to the front and rear. Properties opposite however are of differing design and style and occupy no common building line. Hedging and mature trees predominantly bound the rear garden. The adjoining property has an extension of a similar design and size built on the common boundary line.

Consultations:-

No responses have been received from:-

Neighbours/Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

SPG - House Extensions

Appraisal:-

The main planning issue in respect of this proposal is the detrimental impact on the amenity of surrounding residential properties.

Despite the proposal, increasing the height, and materials used for the roof, replacing the existing windows and door in the rear elevation with patio doors, and inserting an additional window to the North elevation; due to the screening provided by the surrounding boundary hedge and vegetation, combined with the distance of adjacent properties to the North; there are considered to be no adverse impacts on the privacy of surrounding residential properties. Further, although the extension projects 4m from the rear of the existing property at a distance of only 0.20m from the boundary fence, the additional harm caused, due to the sitting of the adjacent extension and the design and transparent

glazing of the proposed roof is not considered material. Accordingly due to the massing, design and materials proposed, the overall extension is considered in keeping with the character of the existing property.

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.

Reasons :-

To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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:- Eleanor Shaw Ext 5691