DELEGATED REPORT

Recommendation Made: 27 May 2008

Reference:- 08/00334/FUL **Parish:-** Witherley Parish Council

Applicant:- Mr Jones
11 Main Road
Ratcliffe Culey
Atherstone
Warks

Location:- 11 Main Road Ratcliffe Culey Atherstone Leicestershire CV9 3NY

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to erect a rear single storey extension and lean-to roof to the existing flat roofed front elevation of 11 Main Road, Ratcliffe Culey. The property makes up one half of a pair of semi-detached properties, situated in a row of the other semi-detached properties.

Planning history

There is no relevant planning history.

Consultations:-

No objections have been received.

Witherley Parish Council have responded to confirm they have no objections.

Development Plan Policies:-

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

Appraisal:-

The design of the rear extension is considered to be in keeping with the existing property. The design of the roof matches the gable roof of the existing property, which is considered to complement the property. A condition requiring the use of matching materials will further enhance the aesthetic appearance of the property.

At 3.8 metres in length, the proposal is slightly longer than the guidelines for extensions along common boundaries stated in the House Extensions Supplementary Planning Guidance. However, the neighbouring property, number 13 has a 3 metre extension along the boundary, meaning that this proposal will only project a further 80cm past the existing extension. There is also substantial conifer hedging along the boundary between the properties. Due to this and the neighbouring extension, it is not considered that the proposal will have a detrimental affect on the neighbouring property. It is also not considered that the proposal will affect the opposite property, number 9 Main Road. Number 9 also has a rear extension; with the current proposal being positioned 2.4 metres away from the property. This along with only one small window being inserted in the west elevation of the property will mean that the proposal will have little effect on the amenity of number 9.

The construction of the lean-to roof to the front of the property is considered to be acceptable. Although different to the adjoining property, number 13, this type of design is typical on the street scene, and the development is considered to complement the surrounding area and be a visual improvement to the property.

Overall it is considered that the proposal complies with policy BE1 of the Hinckley & Bosworth Borough Council Local Plan and the 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.

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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Louise Winson Ext 5898