JDW

DELEGATED REPORT

Recommendation Made: 9 July 2008

Reference:- 08/00544/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Joe Glennon
117 The Park
Market Bosworth
Nuneaton
Leicestershire

Location:- 117 The Park Market Bosworth Nuneaton Leicestershire CV13 0LP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a centre one of a terrace of four two storey houses set back behind a small access loop. This is an attractive terrace in mellow red brick and the two end dwellings each have a shallow forward gable. Each dwelling has a fairly deep flat roofed outbuilding to the rear – for the mid–terrace houses the outbuildings are attached. The application dwelling also has a 3.2m deep single storey rear dining room extension with a hipped roof. The proposal is to remove the flat roofed outbuilding and to replace it with a less deep kitchen extension that would be set in 1m from the outbuilding of the neighbour that would remain. It is proposed also to provide a 2m deep front gabled porch to the front door which would replace an existing flat concrete canopy. The porch would be mainly glazed over a low wall and would be roofed in clay tiles to match the existing.

Consultations:-

No responses have been received from neighbours.

Market Bosworth Parish Council make the observation that the proposed alterations and extensions affect the symmetry of the complete block..

Market Bosworth Society has no objections to the proposal.

Development Plan Policies:-

BE1

Appraisal:-

The proposed rear extension would replace the existing outbuilding and would be less deep than the outbuilding of No.119 which will remain. On this basis the proposal would have no impact upon the amenities of that dwelling. Whilst the proposal would be deeper than the existing single storey rear extension it would be sufficiently removed from the boundary with the attached No.115 that it would have no greater impact upon the rear outlook of that dwelling. The proposed front porch would be of a fairly lightweight design and would not unduly interrupt the regular design of this terrace of dwellings. It would project some 1.5m beyond the front wall of the attached No.115 but not to an extent that would be unduly detrimental to the outlook of that dwelling.

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.

CONDITIONS 1.- 2/ } Bring through from initial RJ e-mail.

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.

5 List of plans used in the determination of this application

08859-EX01, 08859-SK01 revision A

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

3. N20

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08859-EX01, 08859-SK01 revision A

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 09 July 2008 20:35
Conversation: Report 08/00544
Posted To: Planning Folder
Subject: Report 08/00544

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