COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00346/FUL** **Parish:-**

Applicant:- **Mr Chris Thorpe**
23 Clarence Road
Hinckley
Leicestershire
LE10 1DP

Location:- **23 Clarence Road Hinckley Leicestershire LE10 1DP**

Proposal:- **EXTENSION AND ALTERATIONS TO DWELLING**

Introduction:-

Detached bay fronted dwelling with a detached timber garage to side and low brick wall with black railing atop to the frontage. Property faced in off white painted render and slate roof. The property has a number of its original timber windows, which add to the overall character and the properties stature within the street scene. 3 beds currently.

Property has a large garden to rear falling away from the property. There are a number of large conifers to the immediate rear of the dwelling that will be lost following this extension.

The property has restricted off-street car parking. Whilst there is one car parking space within the garage and one space to the front of the garage, both appear to be of restricted length.

Application proposes a two-storey extension to the full width of the rear of property creating a twin gabled arrangement to create a 4-bedroom dwelling. The extension will extend beyond the existing rear wall of the dwelling by 3.6 metres.

Planning history

None

Consultations:-

None

Development Plan Policies:-

BE1

Appraisal:-

The issues for consideration are the design of extension, the impact the extension will have on the amenities of the occupiers of the adjacent dwellings and the provision of off-street car parking.

Design
The extension proposed is to the rear of the dwelling and therefore has no impact on the street scene. The design of this large extension is such that, by way of the proposed double gable arrangement to the rear elevation it maintains the character of the existing dwelling and is therefore acceptable.

Impact on Amenities of Adjacent Occupiers
There are a number of different sized and designed dwellings in Clarence Road. The physical relationship between the application property and the adjacent dwellings and the overall size of the plot, means that the extension as proposed, does not result in a detriment to rear elevations of either adjacent dwellings. Some overlooking of the neighbours gardens from the first floor windows in the rear

elevation of the extension will be possible, however this no more than currently exists from the first floor windows.

Off-Street Car Parking Provision
The proposed extension will provide a total of 4 bedrooms, one more than currently exists, but the proposal makes no additional car parking provision within the site. Further parking provision within the curtilage is not possible due to the properties close proximity to the highway and the applicants wishes to retain the existing garage. Whilst under normal circumstances, a total of three off-street parking spaces would be required; in this case as the property is located within Hinckley town centre and close to public transport connections and services, no additional parking is deemed necessary.

RECOMMENDATION :- Permit subject to the following 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:- James Hicks Ext 5762

