DELEGATED REPORT

Recommendation Made: 28 April 2010

Reference:- 10/00184/FUL **Parish:- Hinckley**

Applicant:- Mr John Sharman
12 Wensleydale Avenue
Barwell
Leicester
Leicestershire

Location:- 12 Wensleydale Avenue Barwell Leicester Leicestershire LE9 8EJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a single storey side extension.

The application property comprises a semi- detached pitched roofed property of 1980's design. Adjacent properties are of similar design and follow a uniform building line. The property is set back from the road and has a driveway adjacent to the northern boundary providing 2-3 off road parking spaces. To the rear is an extensive garden, with some mature trees along the southern boundary.

The application proposes a pitched roofed kitchen and toilet extension to the side of the property. This will be set back 4m from the front elevation and have a footprint of 1.5m x 3.7m.

History:-
None

Consultations:-

Head of Community Services (drainage) has no objections

Barwell Parish Council have no Objections

No comments have been received from neighbours

Development Plan Policies:-

BE1 - Siting and Design

SPD House Extensions

Appraisal:-

Due to the scale of this proposal and the fact that it will face the side elevation of the neighbouring property, there will be no impacts in terms of loss of light or over dominance. Further as only a single window is proposed to the front there will be no impacts on the privacy of the neighbouring property. In addition as the proposal is set well back from the principal elevation, there will be no impacts on the character of the street scene.

One off road parking space will be lost, leaving just one off road space for this three bed property, however on balance parking requirements are maximum standards and in weighing up the considerations, due to the minimal scale of this proposal and the fact that there will be no material impacts in terms of residential or visual amenity, despite the fact that there will only be a single space remaining, this issue alone is not considered to warrant refusal of the application.

Accordingly, based on the above, the proposal is considered acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of the design, scale and location of the proposal there are considered no material impacts in terms of either visual or residential amenity. Therefore the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Refs:- 12WED/01; 12WED03 received by the Local Planning Authority on the 9/3/10.

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.

3 For the avoidance of doubt

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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Eleanor Shaw Ext 5691 Date Printed: 4 May 2010