DELEGATED REPORT

Recommendation Made: 29 April 2010

Reference:- 10/00167/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr R Earl
3 Pilgrims Gate
Burbage
Hinckley
Leicestershire

Location:- 3 Pilgrims Gate Burbage Hinckley Leicestershire LE10 2EL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for ground floor rear extensions to a detached property.

The application property comprises a large detached part rendered, part brick property, which occupies a standard sized plot. There is an attached double garage to the western side and off road parking for approximately 4 vehicles. To the rear is an enclosed garden which bounds gardens of properties on either side, and garages to the rear. Further, there is a mature tree situated in the south western corner of the site. The property is situated within the Burbage Conservation Area.

The development on which the property is sited is small (7 dwellings) and comprises individually designed detached properties. The properties are accessed via a private cobbled road. The development has a private feel resultant of the wall and dense maturely vegetated boundary which runs along the northern side. Number 4 Pilgrims Gate is built up to the boundary of the application property and has a small projecting two storey gable to the rear and a conservatory which projects from this. Number 2 Pilgrims Gate is L- Shaped and has a large 2 storey projecting gable which finishes approximately 5m past the rear elevation of the application property. However this property is set approximately 1m off the shared boundary of the application property.

The application proposes a small extension to the rear of the existing garage and a pitched roofed extension to the rear of the kitchen. Roof lights and ground floor concertina windows are proposed to the kitchen extension. The kitchen extension will be finished in brick and the garage extension in render to match the existing property.

Consultations:-

No objections have been received from:-

Head of Community Services (Drainage)
Burbage Parish Council

No comments have been received from neighbours

Development Plan Policies:-

BE1 - Siting and Design
SPG - House Extensions
Burbage Village Design Statement

Appraisal:-

As the proposal is to the rear of the site and can not be viewed from the street scene, there are considered no material impacts on either visual amenity or on the character of the Conservation Area.

The main issues for consideration in this case are the impacts of the proposal on the amenity on the neighbouring properties. As the rear gardens of the properties are south facing, they are naturally well lit and as both extensions are set well off the shared boundaries there will be no material impacts on either overshadowing or loss of light. There are windows to each elevation of the proposal, however as these are ground floor, views will be restricted by the existing close board boundary fence.

On balance, 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 on either visual or residential amenity or on the character of the Conservation Area. 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: 08A received by the Local Planning Authority on the 30.04.10

Reasons :-

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

2 This permission relates to the application drawing as endorsed by the agent onBE1.

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