✓UB 11.06.08

DELEGATED REPORT

Recommendation Made: 11 June 2008

Reference:- 08/00387/FUL **Parish:-** Markfield Parish Council

Applicant:- Mr David Goodrum
49 Bradgate Road
Markfield
Leicestershire
LE67 9SQ

Location:- 49 Bradgate Road Markfield Leicestershire LE67 9SQ

Proposal:- [redacted] EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a two storey house linked to a bungalow No.48. The proposal is to infill a small corner on the rear elevation with a 1.9m deep and 2.6m wide conservatory. This would be fully glazed over a low brick plinth on its two exposed sides.

Consultations:-

No responses have been received from the Parish Council. The resident of No.10 Bradgate Road supports the proposal.

Development Plan Policies:-

BE1

Appraisal:-

The proposed conservatory would not be visible from the highway and would stand clear of the 1.8m high well kept beech hedge that forms the side boundary of the application property and the rear boundary of the houses in Woodhouse Close. In this situation, and enclosed on two sides by two storey walls, the proposed conservatory would have no impact of any significance on the outlook of the houses which back on to it.

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/ Approved plans :- 08/00387/FUL.

Contact Officer:- Roger Jacques Ext 5895

Alison White

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 04 June 2008 19:53
Conversation: Report 08/00387
Posted To: Planning Folder
Subject: Report 08/00387

DEVELOPMENT SERVICES
11 JUN 2008
RECEIVED

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C15** **"dwelling"**

Reason

1. **R1**
2. **R10** **(BE1)**

Notes

standard

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Consultations :-

No responses have been received from neighbours or the Parish Council

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