TM 28/05/08

DELEGATED REPORT

Recommendation Made: 28 May 2008

Reference:- 08/00386/FUL **Parish:-** Groby Parish Council

Applicant:- Mr And Mrs A Khan
28 Castell Drive
Groby
Leicester
Leicestershire

Location:- 28 Castell Drive Groby Leicester Leicestershire LE6 0DD

Proposal:- PROPOSED TWO STOREY AND ROOF EXTENSION INCLUDING ERECTION OF CONSERVATORY

Introduction:-

This is a two storey semi detached house with existing two storey and single storey flat roofed extensions to the rear. The dwelling has a side driveway to a flat roofed garage at the rear. The proposal is for extensions to the rear of the dwelling. These would comprise a two storey extension to the same depth as the existing flat roofed two storey extension and a rear-hipped pitched roof would be constructed over both the existing and proposed extensions. In addition a single storey games room would replace the existing garage and a conservatory would be added to the remainder of the rear elevation.

Consultations:-

No responses have been received from neighbours. The Parish Council has no objection.

Development Plan Policies:-

BE1

Appraisal:-

Only the front elevation of the proposed games room would be visible from the street. This would be at the rear of the driveway and would have less visual impact than the fairly tall garage that it would replace. In terms of relationship with adjacent dwellings, the proposed two storey element would be central to the plot and would not impact upon neighbours. The adjacent No.26 stands on the driveway boundary of No.28 and has a two storey flat roofed rear extension. The proposed games room would extend some 4m beyond the rear wall of this extension but would be no higher to the boundary than the garage which it would replace. To the other side No.30 attached has a conservatory to the same depth at the boundary as the conservatory now proposed. This would have a parapet wall to the joint boundary. Although this is a fairly large extension the property has a deep rear garden and the proposal would not detract to any unreasonable degree from the amenities of adjacent residents.

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 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.

Contact Officer:- Mr R Jacques Ext 5895

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 21 May 2008 17:18
Conversation: Report 08/00386
Posted To: Planning Folder
Subject: Report 08/00386

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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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