**DELEGATED REPORT**

**Recommendation Made: 30 March 2009**

**Reference:- 09/00034/FUL** **Parish:- Markfield Parish Council**

**Applicant:- Mrs Iris Machin**
**2 Oak Green**
**Markfield**
**Leicestershire**
**LE67 9RX**

**Location:- 2 Oak Green Markfield Leicestershire LE67 9RX**

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

**Introduction:-**

This is a full application for the erection of a conservatory to a retirement bungalow in the grounds of Markfield Court Care Home. The bungalow in question is middle in a terrace of three. The bungalows either side have existing rear conservatories. The application property previously had a mono pitched aluminium conservatory. Each bungalow has a small private garden, the rear boundaries are vegetated. Timber fences divide the gardens. The complex is relatively open, allowing increased views into the rear gardens of the bungalows.

The proposed conservatory is of minor scale, projecting in line with the conservatories either side, having a width of 3m and a height to the pitch of 2.7m.

The rear gardens are north west facing.

**Consultations:-**

No Objections have been received from:-
Parish Council
Neighbours

**Development Plan Policies:-**

BE1 - Siting and Design

**Appraisal:-**

Although the conservatory will be visible from the surrounding footpaths, views will be restricted by the neighbouring conservatories and the vegetation along the rear boundary, and it will be less visually prominent than the conservatories either side, resultant of its smaller scale and mid terrace position. Resultant of its distance from the boundaries either side, and its minimal projection there will be no impacts on the residential amenity of neighbouring properties. Its materials will be in keeping with those of existing conservatories on site. Accordingly the conservatory by way of its location, design and scale 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 there are no material impacts on either visual or residential amenity or on the character of the 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.

**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 List of plans used in the determination of this application:- Plan 1; OS Sitemap Scale 1:500

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