DELEGATED REPORT

Recommendation Made: 16 June 2008

Reference:- 08/00441/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Daniel Pallett
12 Boyslade Road East
Burbage
Hinckley
Leicestershire

Location:- 12 Boyslade Road East Burbage Hinckley Leicestershire LE10 2RQ

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

The application relates to a property located on the south side of Boyslade Road East, within the settlement boundary of Burbage. The property is a two storey detached dwelling set slightly back from the highway behind an off street parking. The property has a single storey garage extension to the side.

Planning permission is sought for the erection of a first floor extension above the existing garage and a two-storey extension to the rear.

Relevant planning history

92/00797/4	Extensions to dwelling	Permitted	15.09.92

Consultations:-

The Director of Transportation Highways and Waste Management (transportation)
Has directed the case officer to the HDT document in respect of parking and setting back the extension from the highway.

To date one representation has been received objecting the guttering on the proposed extension overhanging the boundary.

Development Plan Policies:-

Planning Policy Statement 1

Hinckley and Bosworth Local Plan
BE1- design and siting of development.

Supplementary Planning Guidance- house extensions.

Appraisal:-

The main issues for consideration are the effect of the proposed extension on the character and appearance of the street scene and the impact of the proposal on the amenities of neighbouring properties.

The proposed extension is to be constructed on the footprint of the existing single storey extension but would be setback at first floor level by 1m in accordance with supplementary planning guidance on residential extensions. This guidance document also seeks to resist side extensions of over half of the width of the original dwelling. Whilst this proposal breaches this, the proposed extension is to be built on an existing extension and in this instance is considered appropriate.

The proposed roof design has been amended following comments from the planning officer. The property to the east of the application property is a detached bungalow, and it is considered that the

side elevation of the proposal would be subject to long views from the end of the cul-de-sac. The revised proposal is now considered to be more appropriate and in keeping with the design of the property. The overall design of the proposal is considered acceptable with fenestration details in keeping and architectural details of the original property replicated on the extension.

To date one letter of objection has been received raising an objection to the overhanging of the guttering on the neighbouring property. The agent has stated that this need not be the case and there are other ways of installing guttering. This in any event is a civil matter between the applicant and his neighbour as land ownership and boundary disputes are not a material planning consideration.

The property to the east of the site is a detached bungalow with a single storey carport between the dwelling and the application site. There is considered to be sufficient distance between the neighbouring bungalow and the application site for the proposal not to have a detrimental impact on the privacy or the sunlight or daylight presently enjoyed by the neighbouring property.

The County Highway Engineer requested that the case officer considered the parking arangements and the possibility of setting the extension further back from the edge of the public footpath. The garage is an existing structure and therefore to require it to be set further back wold be considered unreasonable. It is considered that there are adequate off street parking spaces for the size of dwelling.

In conclusion the proposal is considered acceptable in terms of the appearance of the extension, and the impact on the amenities of neighbouring properties.

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.

3 This permission relates to the application as revised by amended plan LPA-01/A received by the Local Planning Authority on 11.06.08.

4 The window to be inserted at first floor in the west elevation of the proposed extension shall be obscure glazed and retained as such at all times thereafter.

5 The use of the garage(s) shall remain at all times for the purpose of parking a motor vehicle and shall not be converted to additional living accommodation, unless otherwise agreed in writing with the Local Planning Authority.

6 For the avoidance of doubt.

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 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property in accordance with policy BE1 of teh Hinckley and Bosworth Lcoal Plan.

4 To ensure that adequate off-street parking facilities are available to accord with policy T5 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.

5 The plans approved by this decision are LPA-03 and -01/A received on 29.04.08 and 11.06.08 respectively.

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