COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00444/FUL** **Parish:-**

Applicant:- **Mr Paul Martin**
15 John Nichols Street
Hinckley
Leicestershire
LE10 0LB

Location:- **15 John Nichols Street Hinckley Leicestershire LE10 0LB**

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

Introduction:-

Semi detached hip roof property of red brick and red clay tiles. Flat roof side extension (possibly original) and driveway parking to side. Property is sited adjacent to Armada Court (sheltered housing) and access road leading into this site. Significant mature landscaping to application property northwest boundary and access drive to Armada Court.

Application proposes a two-storey side extension with set back to first floor and associated reduced roof profile. Proposal provides additional lounge and bedroom and en-suite to first floor. Extension is not full width of the side of the dwelling and leaves ample parking spaces to side and on the driveway.

Planning history

None

Consultations:-

None

Development Plan Policies:-

BE1 and SPG on House Extensions

Appraisal:-

The design of the proposed extension appears subordinate to the existing dwelling through the inclusion of the set back to the first floor and the reduced roof mass. No terracing effect is created because of the ample separation at the side of the dwelling and the fact that it is sited adjacent to the access drive to Armada Court. The separation between the side elevation of the Armada Court development and the proposed side extension is only 12 metres and therefore less than the requirements of the adopted SPG on House Extensions. However, when considering the proposed set back to the front elevation of the extension, the separation between it and Armada Court, the lack of windows in the side elevation of the proposal and the landscaping that exists at present, there is no detriment to the occupiers of Armada Court or to visual amenity of the street.

The proposal, by way of its design and siting, will not result in any detriment to the amenities of neighbouring occupiers.

RECOMMENDATION :- Permit subject to the following 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 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 15 John Nichols Street.

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 define the permission.

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.

The approved plan relevant to this decision is that labelled 4127 as submitted with the application.

Contact Officer:- James Hicks Ext 5762

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Planning history

None

Consultations:-

None

Development Plan Policies:-

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Appraisal:-

The design of the proposed extension appears subordinate to the existing dwelling through the inclusion of the set back to the first floor and the reduced roof mass. No terracing effect is created because of the ample separation at the side of the dwelling and the fact that it is sited adjacent to the access drive to Armada Court.

The proposal, by way of its design and siting, will not result in any detriment to the amenities of neighbouring occupiers.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of decision : 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:-

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Contact Officer:- James Hicks Ext 5762