LC 21/5/08.

DELEGATED REPORT

Recommendation Made: 2 May 2008

Reference:- 08/00275/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr And Mrs Alton
6 Herald Way
Burbage
Hinckley
Leicestershire

Location:- 6 Herald Way Burbage Hinckley Leicestershire LE10 2NX

Proposal:- ~~EXTENSION AND ALTERATIONS TO DWELLING (RE-SUBMISSION 07/01309/FUL)~~ ERECTION OF CONSERVATORY (AMENDED SCHEME)

Introduction:-

This is a detached house on a fairly wide plot where planning permission was granted in January 2008 for the erection of a conservatory in a central position on the rear elevation. The approved conservatory had a rear-gabled glazed roof. The present application proposes a conservatory in the same location and of the same size and design except that the roof would be hipped not gabled.

Consultations:-

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

Development Plan Policies:-

BE1

Appraisal:-

The conservatory would have little or no impact on the amenities of adjacent residents and the proposed amendment would serve only to reduce its massing.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy 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.

Contact Officer:- Mr R Jacques Ext 5895