DELEGATED REPORT

Recommendation Made: 12 May 2009

Reference:- 09/00230/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr Shaun Sibson
14 Wesley Way
Markfield
Leicestershire
LE67 9NA

Location:- 14 Wesley Way Markfield Leicestershire LE67 9NA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full application for garden room and kitchen extension to rear of previously extended detached property. Property situated on large, relatively modern residential estate. Property end in row of four, with rear garden running parallel to highway and to the driveway of the property to the rear. Two story extension with integral garage adjacent to western boundary, and conservatory adjacent to eastern boundary. Boundaries of property are maturely vegetated.

Existing conservatory will be partially demolished to accommodate the extension, which will span the width of the property, joining the two storey side extension.

Consultations:-

No Objections have been received from:-
Parish Council
Neighbours

Development Plan Policies:-

BE1 - Siting and Design
SPG - House Extensions

Appraisal:-

Although this dwelling has already undergone considerable extension, the plot is sufficiently large and will easily accommodate the proposal. The proposal will extend no further from the dwelling than the existing conservatory, and all but the pitch of the conservatory roof will be screened from the property to the rear and the highway by mature vegetation. Accordingly there will be no material impacts on the amenity of surrounding residential properties, or the character of the street scene. As the extension will have a maximum projection of 3m and will be 2m from the boundary, it will accord with the advice in the SPG on house extensions.

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 of the proposal there are considered no material impacts on either residential or visual amenity or on the character of the street scene. Accordingly 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:- SS/GR/01 Sheets 1 - 3, SS/GR/01

Contact Officer:- Eleanor Shaw Ext 5691