DELEGATED REPORT

Recommendation Made: 24 June 2009

Reference:- 09/00428/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Peter Robinson
16 Bluebell Drive
Groby
Leicester
Leicestershire

Location:- 16 Bluebell Drive Groby Leicester Leicestershire LE6 0AX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a ground floor rear extension. The application property comprises a modern detached 4 bed dwelling on a large residential estate. The property sits centrally on its large, relatively narrow plot. There is parking for between 3 and 4 cars to the front of the property, including a space in the integral garage.
The proposed mono pitched extension will span the majority of the width of the property (however it will be stepped away from the northern boundary by 0.5m), and have glazed doors and a window overlooking the garden. The rear garden of the application property abuts the rear gardens of numbers 18 and 20 Bluebell Close. A path runs adjacent to the southern boundary of the application property and continues along the rear gardens of properties on Bluebell close to the east. The rear garden of the property is bounded by a 1.8m close boarded fence, accordingly only the pitch of the roof will be visible from the adjacent footpath.

Consultations:-

Groby Parish Council have no objection to this application

Environmental Health (Drainage) have no comments

Development Plan Policies:-

BE1 - Siting and Design
SPG - House Extensions

Appraisal:-

In respect of rear extensions the SPG on House Extensions states that these should project no further then 3m along a common boundary, in order to protect the amenities of the adjacent property. The proposal will comply with the above guidance in terms of its length, further as it will be stepped off the boundary by 0.50m, as the rear gardens are east facing and as the adjacent property is situated approximately 1m from the boundary, there will be no material impact on loss of light to the adjacent property resultant of the proposal. The remaining garden area is sufficient for the size of property. Although there are windows which face the rear garden of the property to the south, due to the distance between the proposal and this property, and the screening provided by the rear boundary fence, there will be no material impacts in terms of privacy. Accordingly the proposal 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 of the proposal there will be no material impacts on either visual or residential amenity. Accordingly the development is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 List of plans used in the determination of this application:- Drg Nos. 001, 002, Block Plan scale 1:500

6 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.

Contact Officer:- Eleanor Shaw Ext 5691