DELEGATED REPORT

Recommendation Made: 23 May 2008

Reference:- **08/00320/FUL** **Parish:-**

Applicant:- **Mr W Baum**
25 Odstone Drive
Hinckley
Leicestershire
LE10 0YQ

Location:- **25 Odstone Drive Hinckley Leicestershire LE10 0YQ**

Proposal:- **EXTENSION AND ALTERATIONS TO REAR OF DWELLING**

Introduction:-

This application seeks to demolish an existing conservatory and erect a slightly larger single storey extension at 25 Odstone Drive, Hinckley. The property is a large detached dwelling situated in a quite substantial plot of land. The dwelling has only one neighbour to the north, with open space to the south.

Planning history

There is no relevant planning history.

Consultations:-

No objections have been received from the following:

Head of Community Services (Pollution)
Director of Community Services (Ecology)
Director of Highways, Transportation and Waste Management (Highways)

The site lies within a British Waterways Buffer Zone who has written to confirm they have no objections to the proposal.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan
House Extensions Supplementary Planning Guidance

Appraisal:-

The design of the proposal is in keeping with the features of the existing dwelling. A condition requiring the use of matching materials will ensure the development will complement the property.

At 5 metres in length, the development is longer than the guidelines stated in the House Extensions Supplementary Planning Guidance. However, the proposal will be stepped in from the boundary and there is substantial 3.5 metre high hedging separating the property and its neighbour. This will help to screen the development and reduce its impact. The building line of number 27 is also further back than the number 25, further reducing the impact of the development on the occupiers of number 27. Due to the size and position of the property, it is considered that the other dimensions of the development are acceptable and will not be over dominant on the existing dwelling. Also, the proposal only includes two small windows in the north elevation, which will be less intrusive on the occupiers of the neighbouring property than the existing conservatory. Being primarily of brick and tile construction, the proposal will also be less noisy than the existing conservatory.

Overall, it is considered that the proposal complied with Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan and it is recommended that planning permission be granted, subject to conditions.

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.

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:-

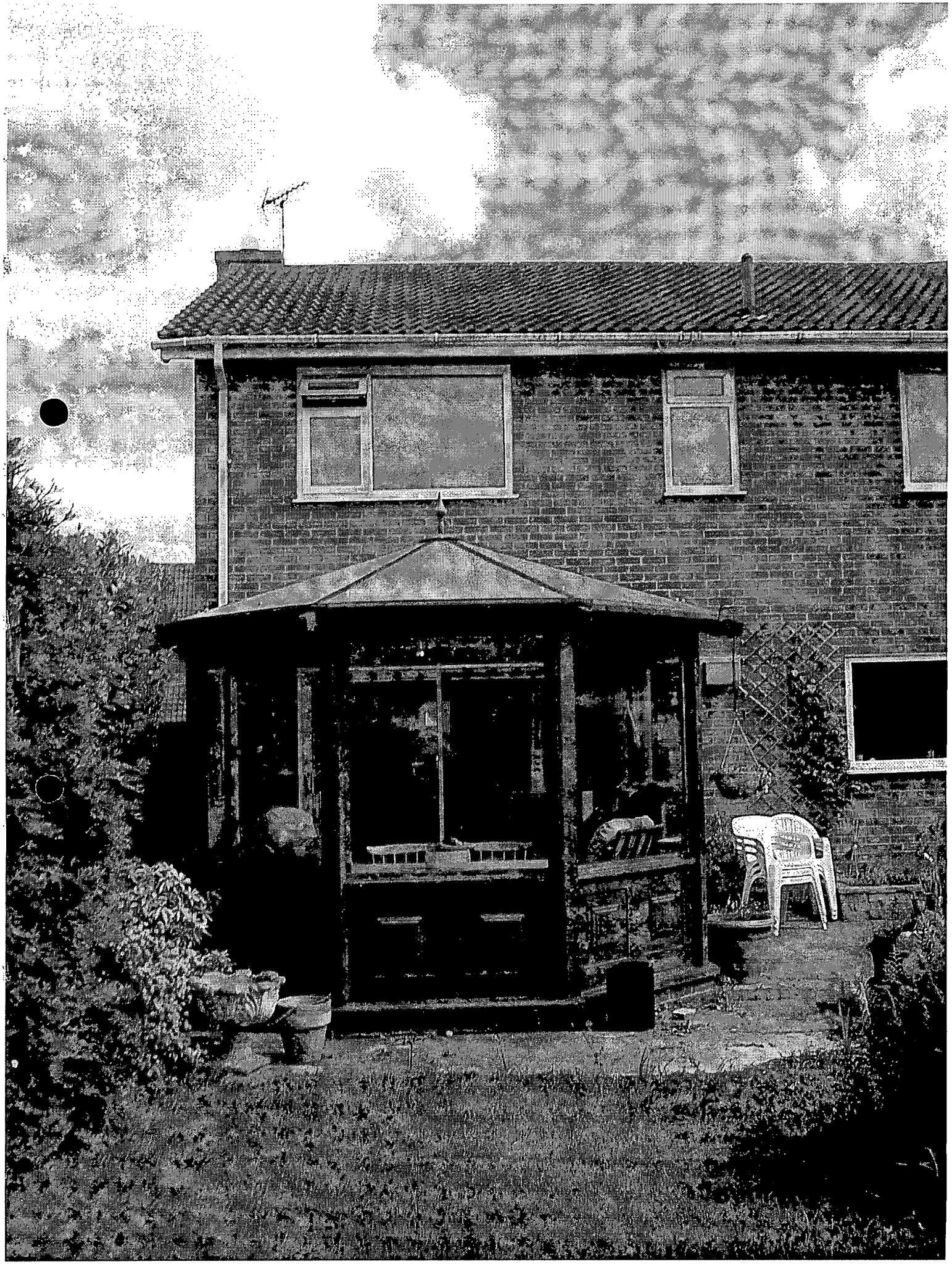
1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

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.

Contact Officer:- Louise Winson Ext 5898





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