DELEGATED REPORT

Recommendation Made: 8 January 2009

Reference:- 08/01074/FUL **Parish:-** Bagworth Parish Council

Applicant:- Gary & Samanth Allsopp
284 Station Road
Bagworth
Coalville
Leicestershire

Location:- 284 Station Road Bagworth Coalville Leicestershire LE67 1BN

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a ful application for a ground floor hipped roofed rear extension. The property is one of a row of identical Council properties. These are brick built semi-detached, hipped roofed dwellings, occupying large plots, and follow a uniform building line. Projecting from the rear of the properties are idential ground floor semi-detached outhouses. The rear gardens are East facing.

The proposal is to construct a hipped roof rear extension, spanning the width of the property. This will project 4m, will be 2.5m to the eaves and 3.5m to the ridge.

Consultations:-

No consultation responses have been received from:-
The Parish Council
Neighbours
County Highways

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The main consideration is the impact of the extension on the amenity of adjacent residents. Although the total length of the extension projects further along the common boundary than that advised within the SPG, given the existing outhouses, the extension will only project 1.40m further than this, accordingly there will be no adverse impacts on loss of light to the adjoining property. As the rear gardens are East facing and the adjacent windows of the adjoining properties serve non habitable rooms, there will be no material impacts of loss of light or sunlight. As the proposed windows will be rear facing there will be no adverse impacts on the privacy of surrounding properties. Accordingly given the design and position of the proposal, it 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, mass and location of the proposal there are considered no adverse impacts on either visual or residential amenity. Accordingly the development 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 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.

5 List of plans used in the determination of this application:- 5641/GSA/1; 5641/GSA/4; 5641/GSA/5B

6 - Coal informative.

Contact Officer:- Eleanor Shaw Ext 5691