DELEGATED REPORT

Recommendation Made: 15 May 2011

Reference:- 11/00233/EXT **Parish:- Hinckley**

Applicant:- Mr Shaun McDonald
299 Coventry Road
Hinckley
Leicestershire
LE10 0NE

Location:- 299 Coventry Road Hinckley Leicestershire LE10 0NE

Proposal:- EXTENSION OF TIME FOR EXTANT PLANNING PERMISSION (08/00104/FUL) FOR EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks extension of time for an extant planning permission 08/00104/FUL for the erection of a first floor extension above the existing single storey rear extension and a single storey side extension which is broken into two elements; a store to the front and a utility to the rear with an open yard between both side elements.

The application property is detached with a hipped roof, white rendered walls and slate.

Relevant Planning History:-

08/00104/FUL – Extensions and alteration to dwelling (amended scheme) – Approved on 26/03/2008
07/01295/FUL - Extensions and alteration to dwelling - Refused on 08/01/2008

Consultations:-

No objection has been received from:
The Head of Community Services (Land Drainage)

Neighbours notified no representations received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations with regards to this application is whether there have been any material changes in planning policy and on site changes since the previous application that would affect the determination of the application and if the originally imposed conditions or additional conditions are required.

The original scheme was granted on 26/03/2008, therefore it was considered in light of the current adopted Local Plan Policies.

The other consideration is therefore whether any material consideration is now applicable that would not have

been considered in 2008.

There has been no significant changes in the design or dimensions of the proposed extensions since the original consent that would lead to a different conclusion.

Since the previous decision (08/00104/FUL) a single storey rear extension projecting 3m from the rear elevation wall and extending the full width across has now been erected at No. 301. Nevertheless, the proposed extension will not have a material impact on this rear extension due to the continued off-set distance and the fact that the extension has its principle window on the rear elevation.

There have been no changes to the forecourt in terms of parking provision.

Changes to conditions

Given that the development plan and other material considerations have not changed significantly in a manner that would now lead to the application being refused the other consideration is the review of the previous conditions and if additional conditions should be applied.

It is considered that the previous conditions and their reasoning remain valid and necessary and as such should be carried forward to this permission. Since the previous decision a front utility elevation and a rear store elevation drawing has been submitted. Due to receiving these two additional drawings, a drawing condition is considered necessary for the avoidance of doubt and the interest of proper planning. It is not considered any other conditions since the previous report should be attached to the decision notice.

Conclusion

The development plan and other material considerations have not changed in a manner that would now lead to a different conclusion on the acceptability of the application. It is considered that all previously imposed conditions are considered necessary and the additional drawing condition confirming the approved plans brings clarity.

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 by virtue of the grant of the previous application with no changes in policy or significant material consideration changes would not result in a different decision being reached and therefore would be in accordance with the development plan.
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.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - LPA-1 - Received on 25/03/11
Drawing - LPA-2a - Received on 25/03/11
Drawing - LPA-3a - Received on 25/03/11
Drawing - LPA-4 - Received on 25/03/11
Drawing - LPA-5 - Received on 25/03/11
Drawing - LPA-6a - Received on 25/03/11
Drawing - LPA-7 - Received on 25/03/11

Drawing - LPA-8 - Received on 25/03/11
Drawing - LPA-9 - Received on 16/05/11
Drawing - LPA-10 - Received on 16/05/11

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.

3 For the avoidance of doubt and in the interests of proper planning.

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 6 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).

Contact Officer:- Kevin Roeton Ext 5919