JB 11.06.08

DELEGATED REPORT

Recommendation Made: 11 June 2008

Reference:- 08/00456/FUL **Parish:-** Barwell Parish Council

Applicant:- Mr Graham Baggott
190 Kirkby Road
Barwell
Leicester
Leicestershire

Location:- 190 Kirkby Road Barwell Leicester Leicestershire LE9 8FS

Proposal:- PROPOSED ALTERATIONS TO DWELLING

Introduction:-

This is a detached house with a previous first floor extension over the garage. The extended dwelling has a hipped tiled roof and a small hipped canopy roof over the garage, a central front door and a bay window to the other side. The proposal is to incorporate the garage into habitable accommodation and to extend the hipped garage canopy across the bay window with a front gabled canopy to the central front door.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

This is a frontage of mixed styles and design but hipped roofs predominate. The scale and design of the new window would match that of the existing bay to the other side and would create a pleasant 'double fronted' dwelling. The house has a gravelled driveway for three vehicles and stands behind an outer verge.

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.

4. Approved plans:- 001, 002 and 003

Contact Officer:- Roger Jacques Ext 5895