DELEGATED REPORT

Recommendation Made: 27 March 2009

Reference:- 09/00066/FUL **Parish:- Burbage Parish Council**

Applicant:- Ms Christina Lauder
81 Hinckley Road
Burbage
Leicestershire
LE10 2AF

Location:- 81 Hinckley Road Burbage Hinckley LE10 2AF

Proposal:- ERECTION OF A BUILDING FOR A GARDEN ROOM AND HOME CINEMA

Introduction:-

This is a full application for the citing of a garden/cinema room to the rear of the property. The property comprises a large detached rendered house, situated on an extensive plot. The property has been extended to the rear, with the addition of a two ground floor extensions. Properties on either side have been extensively extended. Although large, the plot is relatively narrow. The rear garden is bounded by a 1.8m high timber fence. The area is maturely vegetated. The garden bounds gardens of neighbouring properties to either side and a recreational ground to the rear. The gardens are west facing.

The proposal comprises a wooden clad building, with a single ply membrane roof. The footprint is large, having an area of 36.5m2. The building will extend just over 9m, at a distance of just under half a metre from the boundary 83 Hinckley Road. The building will measure 3.70m at its highest point.

Consultations:-

No Objections have been received from:-
Neighbours
Burbage Parish Council do not object to the application, but have commented that the room shall not be habited.
Environmental Services (Land Drainage) have requested that surface water be drained to a soakaway.

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The building is of contemporary design, and is constructed from a selection of sustainable, natural materials, which should help assimilate it into its surrounds. As the development will not be visible from the street scene, and will be screened from the playing field to the rear, there will be no material impacts on visual amenity. Accordingly the main issue for consideration is the impact of the development on the residential amenity of 83 Hinckley Road. Although large, due to its citing away from the dwelling, there will be no material impacts on the amenity of the adjacent property. Owing to its projection of approximately 1.7m above the boundary fence, the proposal will reduce a small amount of mid day and early afternoon sun to the rear of the adjacent property, however owing to the location of the proposal and the existing mature trees along the boundary, this will be marginal. Given the extensive length of the plot, the development is not considered overdevelopment.

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 are considered no material impacts on either visual or residential amenity or on the character of the area. Accordingly the proposal 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.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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 List of plans used in the determination of this application:- DRG No. 100109-01A

5 Surface water should be drained to a soakaway

Contact Officer:- Eleanor Shaw Ext 5691