DELEGATED REPORT

Recommendation Made: 8 January 2009

Reference:- 08/00913/FUL **Parish:- Desford Parish Council**

Applicant:- Mr Steven Thompson
Lindridge Wood
Leicester
LE9 9GN

Location:- Lindridge Wood Lindridge Lane Desford Leicester Leicestershire

Proposal:- EXTENSION AND ALTERATION TO DWELLING

Introduction:-

This is a full application proposing amendments to a previously approved scheme (08/00041/ful). The previous application has been partially implemented. The dwelling comprises a substantial detached house, with a pitched roofed two story extension to the side, two flat roofed double height square bays to the front, two pitched roofed double height bays to the rear, and a wide detached flat roofed garage with stores attached to the side. The dwelling occupies an isolated position in a rural location, situated in a clearing in Lindridge Wood. Accordingly the dwelling is completely screened from the adjacent highway by mature vegetation. The side wall of the garage is closest to the highway, but is barely perceptible behind a vegetated bank.

The proposal is to construct a new porch and a flat roofed ground floor rear extension, with a central roof lantern, extending the width of the proposal.

Consultations:-

No comments have been received from:-
Parish Council
Neighbours
County Highways

Development Plan Policies:-

BE1- Siting and Design

NE5 - Development in the Countryside

Appraisal:-

As the dwelling occupies a secluded position and is completely screened, it has no visual prominence. The proposed works will not be visible from any public vantage point and will be of no further detriment to the character of the existing property than the existing extensions. Accordingly the proposal 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 or on the character of the surrounding countryside.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

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.

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:- 035.02.07 A; 035.02.01; 035.02.03; 035.02.05 A; 035.02.04; 035.02.06 A

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