DELEGATED REPORT

Recommendation Made: 12 March 2009

Reference:- 09/00051/FUL

Parish:- Barwell Parish Council

Applicant:- Mr R E Sewell
6 Peckleton Green
Barwell
Leicester
LE9 8LD

Location:- 6 Peckleton Green Barwell Leicester LE9 8LD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a FULL application for a ground floor rear extension. The dwelling comprises a previously extended detached property. The property is situated on a large residential estate, is of 1990's design and occupies an average sized plot. The property is finished in a pebble dash render. The garden borders gardens of surrounding properties to each boundary. There are 3 parking spaces to the front of the property. The existing two story side extension is to the north, this finishes 3m short of the rear elevation of the dwelling. The proposed extension will infill this gap. This has a mono pitched roof and is 3m from the boundary. The gardens are East facing. The rear garden has a maximum depth of 9m and an area of 112.5m2. A mature Conifer hedge forms the rear boundary. The existing integral garage is to be converted into a store. This does not require planning permission.

History -

95/00313/FUL - Extensions to dwelling - Permitted. This application was for a two story side extension. This provided an additional fist floor bedroom and WC, and an integral garage and utility ground floor. This development has not been built in accordance with the approved plans, the built scheme is smaller than that approved. This development is now immune from enforcement action.

Consultations:-

No objections have been received from the Parish Council.

No Comments have been received from neighbours.

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The main planning issues are the impact of the extension on residential amenity. Given the minimal scale of the proposal, its distance from the common boundary, and its minimal projection over the rear building line, there will be no material impacts on loss of light/ sunlight to the adjacent property. Although the rear garden length will be under the length advised within the SPG on House Extensions, its area is well over that suggested. Accordingly the proposal does not amount to overdevelopment of the site. Despite the loss of one parking space, the driveway to the front of the property provides sufficient off road parking. The proposal is therefore 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 its design, siting and scale, there will be no adverse impacts on either visual or residential amenity or on the character of the street scene. The development is therefore 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 s www.planningportal.gov.uk.

4 List of plans used in the determination of this application:-Drg No. PP.00640383/1, OS Sitemap Scale 1:500

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