DELEGATED REPORT

Recommendation Made: 19 May 2009

Reference:- 09/00249/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr M Campton
18 Willow Close
Burbage
Leicestershire
LE10 2JY

Location:- 18 Willow Close Burbage Hinckley LE10 2JY

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a revised scheme for a previously withdrawn application, it proposes a two storey side extension. The application property comprises a late 80's early 90's end terrace. The properties are configured in an L-shape. Willow Close is situated within a larger residential estate. To the rear of the site, on Cotes Road is a commercial building, other than this, dwellings surround the site. The plans illustrate 2 off road parking spaces to the front of the property. Running along the northern boundary is an access to the rear or the row of terraces; this is owned by the applicant, but adjacent terraces have a right of way down it. The dwelling is currently 2 bed and has a small triangular garden to the rear. The dwelling is situated on a triangular plot, accordingly it tapers to the rear.
The proposal is for a two story side extension; this will span the majority of the width of the plot and extend along the northern boundary for a distance of 5m, finishing 1m short of the rear elevation.The ridge has been stepped down, and the front elevation set back from the principal elevation. The roof is an angled gable and there is a pitched roof dormer to the front.

Consultations:-

No objections have been received from:-
Parish Council
Neighbours

Development Plan Policies:-

BE1 - Siting and Design
T5 - Parking
SPG - House Extensions

Appraisal:-

Although the extension is not strictly in accordance with the SPG, resultant of it exceeding more than half the width of the property; due to its amended design it does appear subservient to the principal dwelling. Its ridge has been stepped down by 0.70m and it has a 1.20m step back from the front porch. Although its design is not ideal, it presents the most viable solution in the particular situation.

Although the properties garden is less than the area advised within the SPG, as there is a large area of open space within close proximity of the property, this alone would not warrant refusal of the application.

There are two parking spaces identified to the front of the property, these will be conditioned to be retained.

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, highway safety, or on the character of the area. Therefore the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5

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 Before the development hereby permitted is first used, the off-street car parking identified on plan number 016 Rev A shall be made avaliable for use and shall be so maintained at all times.

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 To ensure that adequate off-street parking facilities are available to accord with policy T5 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.

5 List of plans used in the determination of this application:- Drawing No. 016 Rev A; 017; 019;

Contact Officer:- Eleanor Shaw Ext 5691