COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00304/FUL** **Parish:-** **Earl Shilton Town Council**

Applicant:- **Mrs Baker**
Breachlands
Wilkinson Lane
Earl Shilton
Leicester

Location:- **Breachlands Wilkinson Lane Earl Shilton Leicester Leicestershire**

Proposal:- **PROPOSED ERECTION OF DETACHED DOUBLE GARAGE.**

Introduction:-

Large detached bungalow occupying a spacious plot beyond the settlement boundary for Elmsthorpe. The property stands a long way back from Wilkinson Lane and is surrounded by fields. The Earl Shilton bypass has since severed the original vehicular access to the property, however a new vehicular access is now provided from Wilkinson Lane.

Application proposes the erection of a hipped roof detached garage to the side of the existing bungalow. Access is provided from the new vehicular access to the property.

Planning history

None

Consultations:-

None

Development Plan Policies:-

BE1

Appraisal:-

The issues for consideration here are whether the principle of the erection of the garage is acceptable and whether the siting and design of the garage is acceptable.

The Principle
The proposal is located within close proximity of the bungalow and is located within the residential curtilage, therefore there is a general presumption in favour of development providing all other policies and guidance can be addressed.

Siting & Design
As discussed above, the garage is sited within close proximity of the bungalow and therefore does not represent unnecessary sprawl within the countryside. The garage, whilst detached has a tight physical relationship with the bungalow. The cutting-in of the garage into the sloping site helps to reduce its overall scale and mass.

The garage proposed is of single storey design and is therefore generally compatible with the scale and mass of the existing bungalow. The rendered finish will match the existing bungalow.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Decision - Policies BE1 + NE5.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the materials specified in the application unless agreed otherwise in writing by 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:-

- 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.

Contact Officer:- James Hicks Ext 5762