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28/05/08.

# DELEGATED REPORT

**Recommendation Made: 28 May 2008**

**Reference:-** 08/00424/FUL **Parish:-**

**Applicant:-** Mr Forrest
43 Seaforth Drive
Hinckley
Leicestershire
LE10 0XJ

**Location:-** 43 Seaforth Drive Hinckley Leicestershire LE10 0XJ

**Proposal:-** ERECTION OF REAR CONSERVATORY

**Introduction:-**

This is a detached house with a previous first floor extension over the garage. The proposal is for the erection of a 4m deep conservatory to the rear set in 1m from the joint side boundary with the adjacent No.41 and with a brick wall with high level windows to this elevation..

**Consultations:-**

No responses have been received.

**Development Plan Policies:-**

BE1

**Appraisal:-**

The adjacent No.41 has a two storey side extension set in 1m from the joint boundary and extending rearwards at ground floor by 3m beyond the existing rear wall of No.43. On this basis the proposed conservatory would have no significant impact on the amenities of the adjoining dwelling.

**RECOMMENDATION :- Permit subject to the following conditions :-**

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 site www.planningportal.gov.uk.

4 Approved plans :- 01/08 and 08/00424/FUL.

**Contact Officer:-** Mr R Jacques Ext 5895