DELEGATED REPORT

Recommendation Made: 13 August 2009

Reference:- 09/00538/FUL **Parish:- Burbage Parish Council**

Applicant:- DR BS Sacha
5 Lance Close
Burbage
Hinckley
Leicestershire

Location:- 5 Lance Close Burbage Hinckley Leicestershire LE10 2NT

Proposal:- ERECTION OF SUMMER HOUSE AND FORMATION OF 4NO ROOF LIGHTS TO EXISTING PROPERTY (RETROSPECTIVE)

Introduction:-

This application is a retrospective application for some minor amendments to a previously approved scheme (0900215/ful) and for the erection of a summerhouse. The development approved under 09/00215/ful is now complete.

The property comprises a detached two storey dwelling with an attached double garage, located off a small residential cul-de-sac within the settlement boundary of Burbage. The property has been extended in the past with a single storey conservatory to the rear. The property benefits from a large mature garden which is well screened by mature vegetation. To the west of the site is a two storey dwelling with a similar building line to that of the application property

The approved scheme permitted an extension to the existing conservatory, converting it to a garden room, and created a veranda across the remaining width of the dwelling and the garage.

The minor amendments comprise the addition of 4 velux rooflights to the permitted scheme, two to the conservatory and two to the veranda and the siting of a wooden summerhouse in the south-western corner of the garden.

Relevant Planning History

09/00215/FUL	Extensions and alterations to dwelling	Approved	13.05.09
06/00897/FUL	Extensions and alterations to dwelling	Approved	14.09.06
97/01000/FUL	Single storey front extension	Approved	09.12.97

Consultations:-

Burbage Parish Council has no objections to the application

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The principle of the development has already been established in the granting of planning permission 09/00215/ful. The main considerations are the impacts of the alterations on design and residential amenity.

As the purpose of the rooflights is to add light to the development, and not to provide views, there will be no impacts in terms of overlooking. Further, due to their scale and position there will be no adverse impacts on the character of the property. Accordingly they are considered acceptable.

In respect of the summerhouse, this is well designed, constructed of quality materials (hardwood and tiled roof) and it is situated inconspicuously in the corner of the garden. Only its roof is visible from the gardens of surrounding properties, which are a considerable distance away. Accordingly it gives rise to no adverse impacts in terms of the character or visual amenity of the area, and is therefore considered acceptable.

RECOMMENDATION :- Permit Unconditionally

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, the proposed development would be in accordance with the development plan. Resultant of the scale, position and design of the development there are considered no material impacts on either visual or residential amenity. Accordingly the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 List of plans used in the determination of this application:- BDS.0209-PL-01-D; OS Siteplan 1:500

Contact Officer:- Eleanor Shaw Ext 5691