DELEGATED REPORT

Recommendation Made: 4 April 2008

Reference:- 08/00190/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr Peter Flavel
15 Woodland Avenue
Burbage
Hinckley
Leicestershire

Location:- 15 Woodland Avenue Burbage Hinckley Leicestershire LE10 2BD

Proposal:- EXTENSION AND ALTERATION TO DWELLING

Introduction:-

This is a rendered semi-detached house with a small outbuilding projecting at the rear and a driveway to the side. The proposal is to construct a 2.9m deep single storey extension across the width of the rear elevation, replacing the existing outbuilding, and to provide a new outbuilding to the side of this extension in the present open driveway. In addition it is proposed to construct a 1.4m deep bedroom extension at first floor rear adjacent to the joint boundary with No.13 attached.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

Only the proposed outbuilding would be visible in the general street scene and would be set towards the rear of the dwelling and therefore unobtrusive. The adjacent No.17 is some 300mm lower than No.15 and has an overgrown driveway to the side and a single storey outbuilding with no window to side or rear. On this basis the proposed extension would have no significant impact upon that dwelling. The proposed 3m deep ground floor and 1.4m deep first floor extensions would adjoin the boundary with No.13 attached which presently is formed by a 1.8m rendered wall. The proposed extensions would be generally to the north east of the rear outlook from No.13 and would not exceed the guidelines in the Council's adopted SPG on house extensions. On this basis the proposal would not have an unreasonable impact on the amenities of the attached neighbour.

There is adequate off-street parking to the side of the dwelling and on the paved forecourt.

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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Mr R Jacques Ext 5895