DELEGATED REPORT

Recommendation Made: 9 April 2009

Reference:- 09/00138/FUL **Parish:-**

Applicant:- Mr Lee Douglas
1 Pinfold Close
Hinckley
Leicestershire
LE10 0FP

Location:- 1 Pinfold Close Hinckley Leicestershire LE10 0FP

Proposal:- ERECTION OF CONSERVATORY

Introduction:-

This is a full application for the erection of a conservatory on the rear of the detached garage of 1 Pinfold Close, Hinckley. This property is a large detached dwelling on a corner plot within a residential area. The conservatory will project 2.4 metres from the rear of the garage, will be 5 metres long comprising a shallow mono-pitched roof with a height of 2.5 metres.

The detached garage of 2 Pinfold Close stands to the west of the site, 4 Long Meadow Drive to the south with the road, Long Meadow Drive running along the sites eastern boundary.

History

None

Consultations:-

No objection from the Borough Councils Environmental Health Officers

No response from neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the impact of the development on the character of the area and neighbouring properties.

The proposed conservatory will be located to rear of the existing detached garage and will not project past the buildings side building lines. This combined with a 1.8 metre high boundary wall dividing the site from Long Meadow Drive and a separation distance of 13 metres will screen the conservatory in the most part from the street scene. Approximately 10 metres and the detached garage of adjacent property 2 Pinfold Close separates the western elevation of the conservatory from the rear windows of this property. A 1.8 metre high wooden panel fence also provides screening on this boundary, this will result in a development in which only the upper windows and roof will be visible to this neighbouring property.
The proposed conservatory will face onto the rear garden of 4 Long Meadow Drive with this property having a east west orientation with only this property's upper conservatory windows facing into the site. This combined with a 1.8 metre high wooden panel fence on this boundary, a separation distance of

9.5 metres and the limited height of the conservatory at 2.5 metres would not impact on the amenity of this property or 2 Pinfold Close.

The proposed conservatory will not exceed the height of the detached garage on which it sits behind or past its side building lines. The conservatory with a floor area of 12 metres square and a standard conservatory design would be acceptable in size, scale, mass and design for this modern detached property.

Overall this development is acceptable in terms of design, impact on the character of the area and neighbours amenity with a condition requiring materials used for the brick base of the conservatory match those of the existing dwelling.

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 and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy 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 conservatory shall match the corresponding materials of the existing dwelling and garage 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. List of plans used in the determination of this application:-
Proposed Conservatory at 1 Pinfold Close, Hinckley

Contact Officer:- David Kiernan Ext 5898