DELEGATED REPORT

Recommendation Made: 18 August 2011

Reference:- 11/00498/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr & Mrs D Bates
38 Park Street
Market Bosworth
Nuneaton
Leicestershire

Location:- 38 Park Street Market Bosworth Nuneaton Leicestershire CV13 0LL

Proposal:- ALTERATIONS TO DWELLING

Introduction:-

This application seeks approval for alterations to the front entrance of No. 38 Park Street, Market Bosworth. The application property is a two-storey detached dwelling on a large plot, sited approximately 10m back from the highway and within Market Bosworth Conservation Area. The existing streetscene is of a mixed character, design and era. Existing boundary treatment consists of a red brick wall with iron railings and shrubbery.

The proposal consists of the installation of oak entrance doors to the existing recessed porch and minor amendments to the arched header to facilitate this development.

History:-

85/00345/4 Replace existing frontage hedge with wall and replace existing 12 foot gates with wrought iron gates Approved 26.10.81
81/00921/4 Extension and alteration to dwelling Approved 21.05.85

Consultations:-

Market Bosworth Parish Council has no objection to the application.

No response has been received from:-
Ward Members
Market Bosworth Society
Historic Buildings Panel.

Neighbours were notified and Site Notice was displayed.

At the time of writing the report no comments were received.

Development Plan Policies:-

The site lies within the Settlement Boundary and Market Bosworth Conservation Area as defined in the adopted Hinckley and Bosworth Local Plan.

Local Plan Policy

Policy BE1
Policy BE7

Other Guidance

The Council's Supplementary Planning Guidance on House Extensions.

Appraisal:-

The main considerations in the determination of this application are the impact on the amenities of the surrounding properties and whether the development preserves or enhances the character and appearance of the Conservation Area.

Design and Impact on Neighbours

By virtue of the development enclosing an initial open recessed porch the development does not result in any intensification of the use and therefore no adverse impact on the amenities of others.

Impact on Conservation Area

The proposal has been considered against the relevant policy in relation to development in the Conservation Area and it is considered that the design of the proposal is sympathetic and in keeping with the character and style of the existing dwelling, therefore having no significant impact on the surrounding area. Accordingly, the development will preserve the character of the Market Bosworth Conservation Area.

Conclusion

That due to the minor nature of the proposal and the sympathetic design, it is not considered to have an impact on the neighbouring properties or the Conservation Area and is therefore recommended for approval.

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 not have an impact on neighbouring properties and will preserve the character of the Market Bosworth Conservation Area and would therefore be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and BE7

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 not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing No. 111024-SK01 Rev B received 05/07/11

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Debbie Phillips Ext 5603