DELEGATED REPORT

Recommendation Made: 2 February 2009

Reference:- 08/01158/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr Paul Smith
Wayside
Bullfurlong Lane
Burbage
Hinckley

Location:- Wayside Bullfurlong Lane Burbage Hinckley Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for a two storey extension to the rear of 'Wayside' Bullfurlong Lane. This is a resubmitted application following a previously approved scheme that has not been constructed in accordance with the approved plans. This application therefore seeks to legitimise the two storey extension.

The changes from the approved scheme include reducing the width of the dwelling and alterations to the fenestration to the rear.

Relevant Planning History

07/10239/FUL	Extensions and alterations to dwelling	Permitted	17.12.07
82/00141/4	Extensions to property	Approved	16.04.82

Consultations:-

No objections received from...
Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Neighbours
Burbage Parish Council

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance- (SPG) House Extensions

Appraisal:-

The principle of the development was established under the previous application.

The proposed changes result in a slightly smaller footprint, moving the proposed extension further away from the neighbouring property, even if it is marginally. The proposal would not have a worse effect on either of the neighbouring properties.

The proposed changes to the windows would not create any additional overlooking and therefore are considered acceptable.

The proposed changes are minor and would not detrimentally affect the amenities of neighbouring properties and therefore the proposal is acceptable. The extension is now complete and therefore it is not considered necessary to impose any conditions.

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 the proposed development by virtue of the size, mass and materials of the proposed extension, with regard to other developments in the vicinity, would not detrimentally affect the amenities of neighbouring property and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

Notes to Applicant:-

1 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.

2 List of plans used in the determination of this application:-
Site location plan, block plan 1 of 2, 2 of 2

3. N20.

Contact Officer:- Sarah Humphries Ext 5680