DELEGATED REPORT

Recommendation Made: 25 February 2008

Reference:- 08/00013/FUL **Parish:-**

Applicant:- Mr Alan Mizon
3 Clivesway
Hinckley
Leicestershire
LE10 0EU

Location:- 3 Clivesway Hinckley Leicestershire LE10 0EU

Proposal:- ERECTION OF CONSERVATORY

Introduction:-

This application seeks to erect a conservatory to the rear of a small semi-detached bungalow. The property, number 5 Clivesway, Hinckley is situated between other pairs of semi-detached bungalows and has open woodland to the rear. The property originally had a detached garage to the rear, although this has now become attached to the property via a flat roofed extension to the rear of the bungalow, carried out using permitted development rights. This 5 metre long extension stops around 1 metre short of the end of the garage, creating an L-shape. The proposed conservatory will fill in this space and extend a further 1 metre past the end of the garage.

Planning history

There is no relevant planning history.

Consultations:-

No representations have been received.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan.
Hinckley _ Bosworth Borough Council House Extension Supplementary Planning Guidance

Appraisal:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan requires that development complements or enhances the surrounding area with regards to scale, layout, mass and design. The proposal will not be seen from the front of the property and will therefore not be detrimental to the street scene. Also, the proposal will be situated within the L-shaped space to the rear of the property, only extending past the building line of the garage by 1 metre. The overall It is therefore considered that the proposal is of acceptable scale and mass and will not be visually obtrusive or overbearing on the original dwelling.

Policy BE1 of the Hinckley & Bosworth Borough Council also requires that the development does not have a detrimental effect on neighbouring properties. Although the proposal is situated past the building line of the street, it is not located on either boundary lines and is in fact situated in the middle of the curtilage of the property. The proposal will not be visible to the occupiers of number 5 Clivesway as the garage to number 5 is set further back than the garage belonging to number 3 meaning the proposal will be hidden from view. The proposal will mean that the extensions to the property will be 8 metres in length, however this is set in 3.5 metres from the boundary with 1 Clivesway, meaning that it will not be overbearing on neighbouring properties. Also the the occupiers of number 1's view of the development will be limited due to the presence of hedges/bushes along the boundary between the two properties. The proposed conservatory will have a pitched roof and its height at its highest point will be equal to the existing flat roofed extension. Being constructed in UPVC and polycarbonate sheeting will

also mean the development will not be overbearing or cause any loss of light to the occupiers of number 1 Clivesway. There is only open woodland to the rear of the property; the proposal will therefore not be an issue to this. Also, being located to the rear of the property, there will not be a loss of car parking at the property.

Overall the proposal is considered to be acceptable and it is recommended that planning permission be granted, subject to a condition requiring the materials used in the development match those of the original dwelling. This will be to ensure that the development has a satisfactory external appearance and not have a detrimental impact on the locality.

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.

Contact Officer:- Louise Winson Ext 5898

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Planning history

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Policy BE1 of the Hinckley & Bosworth Borough Council also requires that the development does not have a detrimental effect on neighbouring properties. Although the proposal is situated past the building line of the street, it is not located on either boundary lines and is in fact situated in the middle of the curtilage of the property. The proposal will not be visible to the occupiers of number 7 Clivesway as the garage to number 7 is set further back than the garage belonging to number 5 meaning the proposal will be hidden from view. The occupiers of number 3 Clivesway will have a limited view of the development due to the presence of hedges/bushes along the boundary between the two properties. The proposed conservatory will have a pitched roof and its height at its highest point will be equal to the existing flat roofed extension, and being constructed in UPVC and polycarbonate sheeting it will not be overbearing or cause any loss of light to the occupiers of number 3 Clivesway. There is only open woodland to the rear of the property; the proposal will therefore not be an issue to this. Also, being located to the rear of the property, there will not be a loss of car parking at the property.

Overall the proposal is considered to be acceptable and it is recommended that planning permission be granted, subject to a condition requiring the materials used in the development match those of the original dwelling. This will be to ensure that the development has a satisfactory external appearance and not have a detrimental impact on the locality.

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