DELEGATED REPORT

Recommendation Made: 27 February 2009

Reference:- 09/00007/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Brian Dauthreau
14 Sharpless Road
Burbage
Hinckley
Leicestershire

Location:- 14 Sharpless Road Burbage Hinckley LE10 2QG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Planning permission is sought for a two storey extension to the side of 14 Shapless Road, Burbage. This is a two storey detached property located within a residential area, comprising of a mixture of semi-detached and detached properties. The application site backs on to bungalows separated from the property by 30m.

The proposed extension would be constructed over the existing attached garage and project level with the rear wall of the dwelling. The first floor element would be set back by 1m from the front wall of the dwelling. It is proposed to infill the existing porch and replace the existing flat roof with a pitch roof.

Relevant Planning History

None relevant

Consultations:-

No objections received from
Burbage Parish Council

To date no representations have been received from neighbours.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy T5- Highway design and vehicle parking standards

Supplementary Planning Guidance- (SPG) House Extensions

Appraisal:-

The main issues for consideration are the effect of the proposal on the amenities of neighbouring residents and the appearance of the property and the streetscene. There are no proposed changes to the off street parking provision which has capacity for three cars.

The proposed design of the extension conforms with the guidance contained within the SPG in that the proposal is set back, maintains separation from the neighbouring property. Other properties in the streetscene have benefited from similar extensions and therefore due to the conformity with the SPG, Policy BE1 and the pattern of other developments in the vicinity the design and appearance is considered to be acceptable.

There are no windows on the side elevation to the neighbouring property facing the proposed extension. The proposal is located at sufficient distance from other properties not to result in a detriment to the amenities currently enjoyed by existing residents. The proposal is considered to comply with policy BE1.

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 by virtue of the design, scale and location with regard to surrounding development in the area, would not detrimentally affect the amenities of surrounding development or the appearance of the streetscene and would therefore be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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. 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. 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).

5 List of plans used in the determination of this application:-
D/1348/1/PD 1

Contact Officer:- Sarah Humphries Ext 5680