DELEGATED REPORT

Recommendation Made: 22 April 2008

Reference:- 08/00232/FUL **Parish:-** Earl Shilton Town Council

Applicant:- Mr P.J. Simpson
25 Coronation Road
Earl Shilton
Leics.
LE9 7HL

Location:- 25 Coronation Road Earl Shilton Leicester Leicestershire LE9 7HL

Proposal:- EXTENSION AND ALTERATION TO DWELLING

Introduction:-

This application seeks approval for a ground floor pitched roof extension to the rear of a property; this is to replace an existing conservatory. The footprint of the conservatory is to be retained, as is the height. The property is situated on a residential estate and comprises a previously extended semi-detached 1950's brick dwelling, occupying a relatively large plot. Surrounding properties occupy a uniform building and are of similar style and design. The rear garden backs onto those of surrounding properties and is bounded by a 1.8m high close board timber fence.

Consultations:-

No comments have been received from:-

Neighbours/ Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

SPG - House Extensions

Appraisal:-

The main planning issue in relation to this proposal is the detrimental impact caused to the amenity of neighbouring properties.

As the proposed extension involves remodelling an existing conservatory, through removing the glazed panels and replacing them with brick walls and windows, there are considered no further detrimental impacts on the amenity of neighbouring properties. Despite the extension being adjacent to the boundary of 27 Coronation Road, there are no windows in this elevation and the extension is screened by an existing boundary wall. Windows and patio doors are proposed in both the rear and Western elevation, however due to existing boundary treatment these cause no adverse impacts on the privacy of surrounding properties. The design, scale and mass of the extension are considered in keeping with the application property, with its roof design being replicable of the existing side extension.

Consequently the development conforms to requirements within the Councils adopted Supplementary Planning Guidance on House Extensions.

RECOMMENDATION :- Permit subject to the following 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 This permission relates to the application drawing as endorsed by the agent onBE1.

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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Eleanor Shaw Ext 5691