DELEGATED REPORT

Recommendation Made: 28 March 2008

Reference:- 08/00064/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Terry Smith
4 Coton Bridge Lane
Far Coton
Market Bosworth
Nuneaton

Location:- 4 Coton Bridge Lane Far Coton Market Bosworth Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for the erection of extensions and alterations to this semi-detached dwelling. The works include, the raising of the roof height of a previous side extension to match that of the original dwelling, the insertion of front and rear dormer windows, alterations to window/door openings, the erection of a fuel storage container, alteration and extension of existing conservatory, erection of a pergola with timber louvre sun screen.

Planning History

75/00930/4M	Erection of a double garage	Permit	7/07/1975
88/00665/4	First floor bathroom extension	Permit	4/07/1988

Consultations:-

Market Bosworth Parish Council has no objections.

One letter of representation has been received stating that No. 3 and 4 Coton Bridge Lane share a mains water supply and there could be a significant loss of water pressure.

Director of Community Services (Ecology) has recorded Water Vole, Badger, Bullfinch and Grey Partridge in the vicinity of the site.

Development Plan Policies:-

Policy BE1 of the Hinckley and Bosworth Local Plan and Supplementary Planning Guidance - House Extensions are relevant in the determination of this application.

Appraisal:-

No. 4 Coton Bridge Lane is a semi detached property which has been extended in the past to include varying styles of development. Those extensions include a two storey side extension, single storey flat roofed front extension, flat roofed garage which extends forward of the existing dwelling and a single storey lean to rear extension. Varying windows types have been used in the elevations.

Whilst the extensions proposed are not considered to result in an overly positive form of development which enhances the existing dwelling it is considered that the proposal is acceptable on the basis that the existing dwelling consists of a miss-match of previous extensions and that together with the extensions that have been carried out on the adjacent attached dwelling outweigh any concerns.

With regard to the impact of the development on neighbouring properties, given the location of the extensions and existing extensions that have been erected along the shared boundary to No. 3

together with the proximity to No. 5 to the north of the site it is considered that the occupiers of those dwelling would not be significantly affected by the development proposed.

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.

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1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Notwithstanding the submitted details before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

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:- Cathy Horton Ext 5605