DELEGATED REPORT

Recommendation Made: 14 March 2008

Reference:- 08/00070/FUL **Parish:-** Market Bosworth Parish Council

Applicant:- Andrew Baxter
4 Market Mews
Market Bosworth
Nuneaton
Warwickshire

Location:- 4 Market Mews Market Bosworth Nuneaton Leicestershire CV13 0GZ

Proposal:- ERECTION OF CONSERVATORY (RETROSPECTIVE APPLICATION)

Introduction:-

The application property is within the Market Bosworth Conservation Area and is one of a row of new dwellings which are linked at first floor over archways serving rear garages. The application seeks retrospective planning permission for the erection of a conservatory to the rear. The dwelling is white rendered and the conservatory is in white plastic with a brick plinth and a brick wall to the boundary with the adjacent No.5.

Consultations:-

~~No responses have been~~ received from neighbours or the Parish Council. has no objection.

The Market Bosworth Society has no objection to this proposal but expresses general concern about retrospective planning applications, suggesting that the updated Conservation Area leaflet should be re-distributed to all properties within the Conservation Area..

BW - no objections - not visible from public vantage points and existing properties are modern with UPVC windows

Development Plan Policies:-

BE7

Appraisal:-

The adjacent No.5 has its driveway and rear double garage to the boundary with No.4 which is enclosed by a 1.8m fence. The conservatory has no significant impact in the street scene of the Conservation Area and has minimal impact on the amenities of the adjacent house.

→ Summary of Decision - Policies BE1 + BE7

RECOMMENDATION :- Permit unconditionally

Contact Officer:- Mr R Jacques Ext 5895

Lisa Clarke

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 12 March 2008 16:22
Conversation: Report 08/00070
Posted To: Planning Folder
Subject: Report 08/00070

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Consultations :-

No responses have been received from neighbours or the Parish Council. Can not have objection.

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