DELEGATED REPORT

Recommendation Made: 27 March 2009

Reference:- 09/00162/FUL **Parish:-**

Applicant:- Mr Jonathan Starns
4 Munnings Drive
Hinckley
Leicestershire
LE10 0LG

Location:- 4 Munnings Drive Hinckley Leicestershire LE10 0LG

Proposal:- EXTENSION TO DWELLING

Introduction:-

This is red brick and concrete tile roof semi detached dwelling that occupies a prominent corner plot on this residential estate. A buff brick detail band extends around the property. A detached pitched roof garage exists to the side/rear of the dwelling. The property provides 2 off road car parking spaces.

This application proposes the erection of a conservatory to the rear for pretty much the full width of the dwelling. A similar conservatory exists at the neighbouring dwelling.

Planning history

None

Consultations:-

No objection from the Borough Council Environmental Health Officers

One objection from a neighbour who objected to the scheme on aesthetic grounds. They comment the top section of the side wall on the southern boundary should be glazed to match the conservatory at 2 Munnings Drive.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

The site lies with the Hinckley settlement boundary and therefore subject to the design and amenity considers development of this type is acceptable.

As similar extension exits at the neighbouring dwelling, no amenity issue arises from this extension. Although as highlighted by the neighbours objection, a solid brick wall on the southern elevation may not appear as aesthetically pleasing as might have been the case, however this design will reduce any perceived concern of overlooking into high level; glazed windows. This sidewall is inset from the boundary by 0.3 metres.

The addition of conservatories to the rear elevations of dwellings rarely causes any significant design concern. In this case the roof of the conservatory will be visible from Munnings Drive and the wider public realm, but this is not considered to be the detriment of the character of the property or the wider area.

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 would be in accordance with the development plan and would not be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

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. List of plans used in the determination of this application:- BDS0109-PL-01, Site Location Plan and Block Plan both dated 4 March 2009.

Contact Officer:- James Hicks Ext 5762