✓ 14/05/08.

DELEGATED REPORT

Recommendation Made: 14 May 2008

Reference:- 08/00239/FUL **Parish:-** Ratby Parish Council

Applicant:- Miss C Lowe
17 Nicholas Drive
Ratby
Leicester
Leicestershire

Location:- 17 Nicholas Drive Ratby Leicester Leicestershire LE6 0NJ

Proposal:- ERECTION OF PITCHED ROOF

Introduction:-

This is a front gabled bungalow that sits centrally within its plot with flat roofed extensions across the rear elevation and projecting to both sides. The proposal is to provide a pitched roof to these extensions. This would be achieved by a rearward extension of the existing main roof to form a rear gable and by providing side gabled pitches to both projecting elements.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

From the point of view of the street scene the presently flat roofed 'wings' are visible and are not particularly attractive – the proposed pitched roofs would be an improvement. To the side of the dwelling the adjacent bungalow at No.19 stands 1m in from the joint boundary and has a deeper rear extension with side and rear facing windows and a translucent roof. The proposed side facing gable would have a degree of impact upon this extension, but not to a degree that would be unreasonable or unacceptable. To the other side there is a pedestrian walkway with verges to both sides. The proposed new gable would have no impact of any significance on this route.

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.

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 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:- Mr R Jacques Ext 5895

Tiffany MacDonald

From:	roger jacques [roger@thejacques.freeserve.co.uk]
Posted At:	07 May 2008 22:10
Conversation:	Report 08/00239
Posted To:	Planning Folder
Subject:	Report 08/00239

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C15** **"dwelling"**

Reason

1. **R1**
2. **R10** **(BE1)**

Notes

3. N20

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