JDW

DELEGATED REPORT

Recommendation Made: 17 July 2008

Reference:- **08/00591/FUL** **Parish:-** **Hinckley**

Applicant:- **Mr A R D Hubbard**
17 Eastwoods Road
Hinckley
Leicestershire
LE10 1LH

Location:- **17 Eastwoods Road Hinckley Leicestershire LE10 1LH**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING**

Introduction:-

This is a semi detached hipped roofed dwelling with an existing wide two storey side extension with a side gabled roof. The proposal is to erect a 5.5m deep single storey extension to the rear of the existing two storey side extension with a 'cat slide' roof continuing as an extension of the existing roof. At first floor there would be a flat roofed dormer in the new rear roof slope which would serve a new and an extended bathroom.

Consultations:-

No responses have been received

Development Plan Policies:-

BE1

Appraisal:-

The existing dwelling has a plain and angular appearance from the front. The adjacent No.15 is a house that stands well away from the joint boundary and has a garage to the side, with the consequence that the cat slide design of the proposed extension would be visible from the street, as also would the cheek of the proposed dormer. This would not detract unduly from the appearance of the dwelling and is acceptable in the general street scene. On a matter of detail, the side gable of the existing first floor extension has a close verge detail but the 'cat slide' continuation of it is shown with a bargeboard. An amended plan has been received which shows this detail to match the existing and also specifies that the cheeks of the dormer would be finished in lead.

The proposal would have no significant impact on the amenities of the adjacent No.15 which has a detached garage to the side adjacent to the proposed extension.

RECOMMENDATION :- Permit subject to the following conditions :-

New format. JUST 3 add "would not materially harm the character ~~and~~ appearance of the existing dwelling or the living conditions of the neighbouring residents"!

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.~~

CONDITIONS MISSING FROM RJ's Original e-mail!! JUST 4 :- BE1.

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

* We need to add Condition 3.

2 To define the permission.

3 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 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.

5 List of plans used in the determination of this application

08/49 – 01, 08/49 – 04B, 08/49 – 06

Contact Officer:- Roger Jacques Ext 5895

