08/00103/FUL

D.S
26.3.08

DELEGATED REPORT

Recommendation Made: 26 March 2008

Reference:- 08/00103/FUL **Parish:-** Ratby Parish Council

Applicant:- Mr Mark Harrison
73 Park Road
Ratby
Leicestershire
LE6 0JL

Location:- 73 Park Road Ratby Leicester Leicestershire LE6 0JL

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a modern two storey end terrace dwelling which has a driveway to the side and a garage in the rear garden. Beyond the rear wall of the garden is the car park to an adjacent factory. The proposal related to the erection of a 3.9m deep single storey rear extension that would be set in some 400mm from the 1.8m fence that forms the boundary with the attached No.75. The extension would be in brick with a pitched tiled roof and a rear-facing gable.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

The proposed extension would be only marginally visible across the car park to the rear and would have no significant impact upon the general street scene. The only impact of significance would be on the attached No.75. Arising from negotiations an amended scheme has been submitted which reduces the depth of the proposed extension to 3.5m. On the basis that the extension would be set in some 400mm from the joint boundary and the rear patio door of No.75 is some 800mm from the boundary it is concluded that the proposal as amended would not detract to an unreasonable degree from the amenities of the adjacent residents and would be consistent with the Council's SPG on house extensions

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 This permission relates to the application as revised by amended plan 73 - 01 A received by the Local Planning Authority on 12 March 2008.

3 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 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 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: 19 March 2008 18:12
Conversation: Report 08/00103
Posted To: Planning Folder
Subject: Report 08/00103

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C6** **"73 - 01 A" "12/03/08"**
3. **C15** **"dwelling"**

Reason

1. **R1**

2. **R7**
3. **R10 (BE1)**

Notes

standard

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standard

3, N20