DELEGATED REPORT

Recommendation Made: 2 August 2011

Reference:- 11/00554/CONDIT **Parish:- Hinckley**

Applicant:- Mr Chris Smith
27 Lamport Close
Wigston
Leicester
Leicestershire

Location:- 24 Frobisher Close Hinckley Leicestershire LE10 1UP

Proposal:- VARIATION OF CONDITION 3 OF PLANNING PERMISSION 11/00352/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This planning application seeks a variation to Condition 3 of planning permission 11/00352/FUL in relation to the Proposed Floor Plan. The condition states as follows;

The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number 09; Site Block Plan to a scale of 1:500 drawing number 10; Existing and Proposed Side Elevations to a scale of 1:100 drawing number 12; Existing Elevations to a scale of 1:100 drawing number 02; Existing Floor Plan to a scale of 1:100 drawing number 01; Proposed Elevations to a scale of 1:100 drawing number 04; Roof Specification to a scale of 1:50 drawing number 06; Proposed Floor Plan to a scale of 1:100 drawing number 03.

The applicant is seeking to amend the scheme by removing the nib walls on the original rear elevation of the dwelling house to facilitate a wider internal opening between the existing dwelling and the approved rear exiting

Relevant Planning History:

96/00283/FUL - Extension to Dwelling - Planning Permission
01/00186/FUL - Extension to Dwelling - Planning Permission
11/00352/FUL - Extensions and Alterations to Dwelling - Planning Permission

Consultations:-

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The amended proposals are considered acceptable as they are minor internal works that are not detrimental to

the character or appearance of the existing dwelling or to the street scene.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1
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 by virtue of the scale, mass and design would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.

1 This permission shall relate to the variation of Condition 3 of permission 11/00352/FUL dated 27 June 2011 only. All other conditions of the original permission remain, unless subsequent variations have been made.

2 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number 09; Site Block Plan to a scale of 1:500 drawing number 10; Existing and Proposed Side Elevations to a scale of 1:100 drawing number 12; Existing Elevations to a scale of 1:100 drawing number 02; Existing Floor Plan to a scale of 1:100 drawing number 01; Proposed Elevations to a scale of 1:100 drawing number 04; Roof Specification to a scale of 1:50 drawing number 06; Proposed Floor Plan to a scale of 1:100 drawing number 03 A.

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply

2 For the avoidance of doubt and in the interests of proper planning.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Joanne Orton Ext 5666