JDW

DELEGATED REPORT

Recommendation Made: 9 July 2008

Reference:- 08/00571/FUL **Parish:-** Groby Parish Council

Applicant:- Mr Lee Overy
75 Lime Avenue
Groby
Leicester
Leicestershire

Location:- 75 Lime Avenue Groby Leicester Leicestershire LE6 0EN

Proposal:- RETROSPECTIVE EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a semi detached dwelling with a garage to the side and a previous first floor extension above. To the rear of the dwelling there is a conservatory that has been erected without the benefit of planning permission

Consultations:-

The Parish Council has no objection, "subject to neighbours".

The resident of the attached No.77 comments : "I object to this extension as it is very close to my fence infringing on my privacy and in my opinion it is an eye sore."

Development Plan Policies:-

BE1

Appraisal:-

The conservatory has been erected as a replacement for a previous conservatory on precisely the same footprint. It is 3.9m wide by 2.4m deep and stands some 480mm away from the joint boundary with No.77 attached. The boundary is formed by a panel fence which is approximately 2m high in its length adjacent to the conservatory. The building is 2.2m high to eaves and has a central ridge, as compared with the previous conservatory that had a lean-to roof. It has a solid wall with high level window to the boundary elevation.

Bearing in mind the depth of the conservatory, its distance from the boundary and the height of the neighbour's boundary fence it is clear that the proposal can have no impact on the neighbour's privacy and minimal overbearing impact. It is well below the maximum dimensions recommended in the Council's SPG on house extensions and there is no defensible basis upon which planning permission could be refused.

→ New Summary of Decision format. - JUST 3 "add", would not unconditionally. materially harm the character or appearance of the existing dwelling or area generally or the living conditions of neighbouring residents. JUST 4 "BE1"

RECOMMENDATION :- Permit ~~subject to the following conditions~~ :-

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

0001

Contact Officer:- Roger Jacques Ext 5895

