JDW

DELEGATED REPORT

Recommendation Made: 3 July 2008

Reference:- 08/00511/FUL **Parish:- Desford Parish Council**

Applicant:- Mr M Clewlow
3 Hunts Close
Botcheston
Leicestershire
LE9 9QD

Location:- 3 Hunts Close Botcheston Leicester Leicestershire LE9 9QD

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a detached two storey house that stands above and faces the turning head at a three-quarter angle. It has a wide frontage including a detached double garage that stands away from the house at highway level. The proposal is the provision of a two storey extension to the side of the dwelling. The extension would be in brick and tile with both walls and roof running flush with the existing dwelling.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

BE1

Appraisal:-

The dwelling has a prominent porch with canopy and stepped approach which is situated on the front corner of the house. The effect of the extension would be to create a more balanced design with the porch becoming central to the front elevation. Because the house stands in a degree of isolation and at an angle to the frontage there is no issue of potential terracing and a subordinate design would not only be unnecessary but also undesirable in terms of the simplicity of design of the existing dwelling.

From the point of view of relationship the adjacent No.4 is a wide-fronted house with a single storey extension to the side and a garage beyond that. The house is square to the highway with the garage towards the application property. It has the benefit of a recent planning permission for a side extension that would include erecting a new garage closer to the boundary with No.3. The extension now proposed would face the side of both the existing and approved garage at No.4 and would be of no significant detriment to that dwelling.

RECOMMENDATION :- Permit subject to the following conditions :-

BE1

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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. 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 Approved plans

Drg. No. 3-LE9-9QD-EX existing floor plans and elevations

3-LE9-9QD-PR1 proposed " " "

Contact Officer:- Roger Jacques Ext 5895

Denise Stone

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 02 July 2008 20:38
Conversation: Report 08/00511
Posted To: Planning Folder
Subject: Report 08/00511

DEVELOPMENT SERVICES
03 JUL 2008
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Condition

1. C1
2. C15 "dwelling"

Reason

1. R1
2. R10 (BE1)

Notes

Standard

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