JDW

DELEGATED REPORT

Recommendation Made: 3 July 2008

Reference:- 08/00513/FUL **Parish:-** Hinckley

Applicant:- Mr Dean Garton
30 Florian Way
Hinckley
Leicestershire
LE10 0WG

Location:- 30 Florian Way Hinckley Leicestershire LE10 0WG

Proposal:- SINGLE STOREY EXTENSION AND ALTERATIONS TO DWELLING.

Introduction:-

This is a detached house on a corner plot. It has a previous first floor side extension over the garage and a rear conservatory. On the return elevation the rear garden is enclosed by a 1.8m fence behind a 1.5m deep strip of maturing landscaping. The proposal is the provision of a single storey side extension to the full depth of the dwelling. This would have a pitched roof to match the existing and would come to within 1m of the back of pavement.

Consultations:-

No responses have been received

Development Plan Policies:-

BE1

Appraisal:-

The proposed single storey extension would present a plain side gable to the highway and would be set back 1m from back of pavement. It would be relatively prominent on this corner plot but there are other similar extensions elsewhere on this estate. There is a good landscaped strip outside the rear garden fence which would help to mitigate the impact of the extension and it would be reasonable to expect shrub planting alongside the extension to replace existing planting that almost inevitably would be lost during building works.

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.

⇒ CONDITIONS. 1 2 3 } see Roger Jacques e-minded report (over).

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.

3 To enhance the appearance of the development 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 List of plans used in the determination of this application

08-05

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 08/00513
Posted To:	Planning Folder
Subject:	Report 08/00513

DEVELOPMENT SERVICES
03 JUL 2008
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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C15 "dwelling"**
3. **Any of the existing shrub planting along the highway boundary which is damaged or removed during construction shall be replaced with shrubs of similar species which shall be planted during the first available planting season after the extension is first occupied and thereafter maintained to the satisfaction of the Local Planning Authority.**

Type House into down note

Reason

1. R1
2. R10 (BE1)
3. R31 (BE1)

Notes

Standard

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