DELEGATED REPORT

Recommendation Made: 9 November 2011

Reference:- 11/00813/FUL **Parish:- Hinckley**

Applicant:- Mr And Mrs J.B Oliver
68 Butt Lane
Hinckley
Leicestershire
LE10 1LD

Location:- 68 Butt Lane Hinckley Leicestershire LE10 1LD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a porch to the front of this detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

Relevant planning history: -

01/00329/FUL - EXTENSION TO DWELLING INCLUDING GARAGE - Planning Permission - 29.05.2001

04/00918/FUL - EXTENSION AND ALTERATIONS TO DWELLING - Planning Permission - 01.10.2004

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)

No comments have been received from: -
Ward Members
Neighbours
Site Notice

Development Plan Policies:-

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary for Hinckley as defined in the adopted Hinckley and Bosworth Local Plan

Policy BE1: Design and Siting of Development

Supplementary Planning Guidance (SPG): New Residential Development

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and the impact on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, as defined in the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to

all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The application dwelling is set back 9 metres from the highway and is screened by an existing boundary wall and gates that are adjacent to the highway. The proposed porch will replace part of an existing platform with a canopy above which will remain unaltered. It is therefore considered that, despite its location at the front of the property, the proposed porch will have little impact on the street scene or the character of the existing dwelling and is acceptable in design terms.

Impact on Neighbours

The neighbouring dwelling, No.66 Butt Lane, is set further back from the highway and on a significantly lower land level. A close boarded fence with a height to the eaves of No.66 separates the two properties and the proposed porch will be no higher than the existing canopy. As such it is not considered that there will be an adverse effect on the privacy or amenity of the neighbouring dwelling.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

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 of the proposed development 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.
Hinckley & Bosworth Borough Council Local Plan (2001) :-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing unless previously agreed in writing with the Local Planning Authority.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Drawing Nos. 0/092011.3 and 0/092011.2 received 10 October 2011 and Drawing No. 0.092011.1 received 24 October 201.

Reasons :-

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 of the adopted Hinckley & Bosworth Local Plan.

3 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:- Robert Morgan Ext:- 5775