DELEGATED REPORT

Recommendation Made: 18 April 2008

Reference:- 08/00358/FUL **Parish:- Sutton Cheney Parish Council**

Applicant:- Mr Edward Cox
10 Main Street
Dadlington
Nuneaton
Leicestershire

Location:- 10 Main Street Dadlington Nuneaton Leicestershire CV13 6HX

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING (REVISED SCHEME)

Introduction:-

Planning permission is sought for the erection of of a two storey rear extension to this end of terrace property. The extension is proposed to form a dining room and utility room at ground floor with bedroom and bathroom over.

Planning application 08/00153/FUL was withdrawn following a request for additional information and amended plans.

Consultations:-

No letters of representation from neighbouring properties have been received to date.

Sutton Cheney Parish Council confirm that the comments and ojections to the original applications still apply and request that a condition is imposed to restrict the parking of construction traffic on the village green.

County Highway Authority has no observations.

Development Plan Policies:-

Policy BE1 of the Hinckley and Bosworth Local Plan is relevant in the determination of this application.

Appraisal:-

The property is located along the road frontage to Main Street and is the end dwelling in a row of three. The extension is proposed to the rear of the dwelling and is proposed to project a maximum of 3610mm from the existing back wall of the dwelling and includes a smaller element projecting 2230mm with lower ridge height. The extension maintains a distance of 1.4m to the adjoining boundary to No. 6/8 Main Street.

The garden area backs onto The Green, which is identified as "open space and areas of special character within settlement" in the local plan. Whilst the development can be viewed from this public aspect the development is considered in keeping with the existing dwelling and would not result in any significant impact on the surrounding area. One ground floor window is proposed to face the neighbouring property and a dummy window is proposed above, given the distance to the adjoining boundary and design of the proposal it is considered that the development would not result in any significant harm to the neighbouring properties.

In response to the objection received from Sutton Cheney Parish Council, a condition to restrict the parking of vehicles on the village green is not considered to be reasonable in this instance, however, a note to applicant referring to the Parish Council comments is included.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 dwelling unless previously agreed in writing with the Local Planning Authority.

3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no window other than those approved under this permission shall be inserted into the northern elevation of the proposed extension unless otherwise agreed in writing with the Local Planning Authority.

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 BE1 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

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 Your attention is drawn to the attached comments of Sutton Cheney Parish Council.

Contact Officer:- Cathy Horton Ext 5605