DELEGATED REPORT

Recommendation Made: 27 June 2008

Reference:- 08/00501/FUL **Parish:-**

Applicant:- Mr Graham Mawby
177 Coventry Road
Hinckley
Leicestershire
LE10 0JS

Location:- 177 Coventry Road Hinckley Leicestershire LE10 0JS

Proposal:- REAR EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for the erection of a two storey rear extension with basement to this detached dwelling. The proposal includes the demolition of an existing flat roofed rear extension.

No planning history recorded.

Consultations:-

No letters of representation have been received from neighbouring properties.

County Highway Authority has no objections.

Eon (Central Networks) has no objection but notes that network is within close proximity to the proposed site.

Development Plan Policies:-

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

Appraisal:-

Amended plans have been received which indicate accurate levels (existing and proposed) and the position of an extension that has been approved to the adjacent property No. 179.

No. 177 is a detached property that has been previously extended to the rear. It is proposed to demolish the existing flat roofed extension which projects some 2m from the rear wall of the property and erect a two storey rear extension projecting 4m from the existing rear wall. No windows are proposed in the side elevations of the extension however, it is proposed to install an obscure glazed window the side (eastern) elevation.

The extension is considered in keeping with the existing dwelling and given the location of the proposal to the rear of the site, it would not result in any significant impact on the street scene.

With regard to the impact of the proposal on neighbouring properties; the properties most immediately affected are No. 175 and 179 Coventry Road. No. 175 is located to the east of the application dwelling. The property has been extended to the rear to include a flat roofed two storey extension with two windows on the side elevation facing the application dwelling. Whilst the proposal includes a new window in the side elevation facing No. 175 this window is proposed to serve a bathroom and is obscure glazed. Given the design of the proposal and distance between the dwellings it is considered that the proposal would not result in any significant harm in terms of impact on residential amenity. No. 179 is a semi detached dwelling located to the west of the application dwelling. Planning permission (07/01199/FUL) has recently been granted for the erection of extensions and alterations to that dwelling which include extensions along the boundary between the dwellings. No works have been

commenced on site to date. The extension proposed as part of this application runs alongside the proposed extension to No. 179 and whilst works have not commenced the applicant advises that the developments are to be built together. Should the extension to No. 179 not be erected sufficient distance is maintained between the dwellings and habitable room windows therefore the proposal would not result in any significant harm to the amenities of the occupiers of that property.

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 This permission relates to the application as revised by amended plan 4/4/08-01 Rev B received by the Local Planning Authority on 24 July 2008.

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.

4 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) no window or opening (other than any that may be shown on the approved drawings) shall be formed in the eastern and western elevations of the building unless planning permission has first been granted by the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To define the permission.

To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the Hinckley and 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.

1) Approved plans :- 4/4/08-02 and 4/4/08-01 Rev. B.

5/. N20 J

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