DELEGATED REPORT

Recommendation Made: 12 October 2011

Reference:- 11/00705/CONDIT **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr D E Stone
5 Kirkby Lane
Newbold Verdon
Leicester
Leicestershire

Location:- 5 Kirkby Lane Newbold Verdon Leicester Leicestershire LE9 9LN

Proposal:- VARIATION OF CONDITION NO 3 OF PLANNING PERMISSION 10/00711/FUL TO ALLOW THE DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH ALTERNATIVE PLANS

Introduction:-

This planning application is for the variation of Condition 3 of planning application 10/00711/FUL to provide a first floor extension to the side of this detached property as previously approved.

Planning History:

10/00711/FUL – Extension and alterations to dwelling – Approved on 30/11/2011
02/00256/FUL – Extension to dwelling – Approved on 19/04/2002

Consultations:-

Neighbours notified and no representations received

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Newbold Verdon as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The principle of a first floor extension, has already been established through the earlier grant of planning permission (ref: 10/00711/FUL) therefore the main considerations with regards to this application are the impact of the proposed variations to the approved scheme on design and impact upon residential amenity.

Impact of proposed change in design terms

The proposal is to remove the rear elevation window and the insertion of two roof lights on both sides of the roof plane. Whilst the roof lights will break up the roof plane, the insertion of a roof light on a dwelling such as this is Permitted Development as along as it does not project more than 150 millimetres from the existing roof plane. Neither of the two roof lights are shown to project from the front or rear roof plane. The dwelling house is not listed, and does not fall within a designated area.

A blank wall to the rear elevation and the insertion of two roof lights will not harm the character of the extensions and alterations to the dwelling and is therefore acceptable in design terms.

The first floor extension will continue to be in keeping with the main house and will not have a detrimental impact on the character of the street scene.

Neighbours Amenities

The proposed change is not considered to have any material impact on any neighbours.

Conclusion

Overall the amended proposal is considered acceptable as the insertion of rooflights is not detrimental to the character or appearance of the existing dwelling, street scene or neighbours amenities.

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 would be in accordance with the development plan as it is considered that by reason of the minor proposed change there would not be any significant material impacts upon the dwelling, street scene or neighbours amenity.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 This permission shall relate to the variation of Condition 3 of permission 10/00711/FUL dated 30/11/2010 only. All other conditions of the original permission remain, unless subsequent variations have been made.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing - pp-01214466/1 Revised Plan received on 18 August 2011 and Drawing - pp-01214468/2; Drawing - pp-01214466/3 REV. A received on 05 October 2010

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply.

2 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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- **Kevin Roeton Ext 5919**