DELEGATED REPORT

Recommendation Made: 8 December 2008

Reference:- 08/01002/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr M Wilson
18 Johns Close
Burbage
Hinckley
Leicestershire

Location:- 18 Johns Close Burbage Hinckley LE10 2LY

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Full planning permission is sought for the erection of a single storey side extension and rear conservatory at 18 Johns Close, Burbage.

18 Johns Close is a bungalow located at the end of a small cul-de-sac within the settlement boundary of Burbage. The dwelling is set back from the road behind a mature hedge and large driveway for the size of dwelling.

Relevant Planning History

No relevant planning history

Consultations:-

No objections received from...
Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Neighbours
Burbage Parish Council

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance- (SPG) House Extensions

Burbage Village Design Statement.

Appraisal:-

The main issues for consideration are the design and appearance of the proposal and the affect on the amenities of neighbouring properties.

The property is located at the end of a cul-de-sac and surrounded by other properties. The proposed side extension, due to its location in relation to the public highway would only be visible once specifically approaching the property and therefore its position flush with the existing house is not considered detrimental to its appearance. Although this is not in accordance with Supplementary planning guidance, the design of the property and the secluded nature of the extension renders it acceptable in this instance.

The conservatory appears over large and grand for the scale of the property, however it is considered that this may be in part to the simple design and low pitch of the roof. However, the floor area in relation to the size of the dwelling is not considered to be out of proportion with the property. It is therefore consider that the proposed conservatory is acceptable.

Due to the location of the surrounding properties, and extensions to number 17, it is not considered that there would be any detrimental impact on the amenities of these properties.

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 its design, location and surrounding development is acceptable in terms of appearance and would not detrimentally affect the amenities of the surrounding residents and therefore would be in accordance with the development plan.

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.

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.

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:-
W092008.1, W092008.2,

Contact Officer:- Sarah Humphries Ext 5680