DELEGATED REPORT

Recommendation Made:

Reference:- **08/01139/FUL** **Parish:-** **Newbold Verdon Parish Council**

Applicant:- **Mr K Orton**
56 Edward Avenue
Braunstone Town
Leics
LE3 2PD

Location:- **15 Sparkenhoe Newbold Verdon Leicester Leicestershire LE9 9LU**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING**

Introduction:-

Full planning permission is sought for the erection of a two storey extension to the rear of 15 Sparkenhoe, Newbold Verdon. 15 Sparkenhoe is an end terrace property located within the settlement boundary of Newbold Verdon.

The proposed extension would be located on the right hand side of the rear elevation, located away from the boundary with the attached neighbouring property, number 16 Sparkenhoe. The proposed extension would project 4.4 m from the rear wall of the dwelling and have a width of 4.5m.

Relevant Planning History

07/01040/FUL	Demolition of outbuilding and erection of one dwelling 24.10.07	Permitted

Consultations:-

No objections received from...
Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Head of Community Services (land drainage)

To date one letter of objection has been received, with the following comments;
a) inadequate car parking
b) loss of light to neighbouring property

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
T5- Highway design and vehicle parking standards

Supplementary Planning Guidance- House Extensions

Appraisal:-

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

The proposed extension is located 3.75 m from the boundary with the adjoining property, whilst the proposal will effect the light to the neighbouring property it is considered that the distance of the

proposal from the boundary is sufficient, with the orientation of the rear elevation, not to significantly effect the light to warrant a refusal of planning permission.

Two off street parking spaces are proposed to the front of the property. There are no on-street parking restrictions and the property is located at the end of a cul-de-sac with no passing traffic. It is therefore considered that the proposed off street parking is suitable for the proposed development.

The design of the proposed extension is in keeping with the appearance of the existing property. It is proposed to insert a window into the front elevation at first floor level. It is not considered that this would result in any overlooking. The proposed design and the alterations are therefore considered to be acceptable.

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 location, mass and position of windows would not detrimentally affect the amenities of neighbouring properties and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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. 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 List of plans used in the determination of this application:-
LPA-001, LPA-002, LPA-003

Contact Officer:- Sarah Humphries Ext 5680