DELEGATED REPORT

Recommendation Made: 17 December 2008

Reference:- 08/01046/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr John Mayne
19 Reeves Road
Burbage
Hinckley
LE10 2SU

Location:- 19 Reeves Road Burbage Hinckley LE10 2SU

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

The application relates to a two storey semi detached property located at the end of a cul-de-sac within the village of Burbage. The application property was granted planning permission earlier this year for a two storey side extension. The property already benefits from a single storey rear extension across the width of the original dwelling house. This application is for permission to extend the single storey extension across the width of the two storey side extension.

Relevant planning history

08/00800/FUL Extensions and Alterations to Dwelling Permitted 30.09.08

Consultations:-

No objections received from
Director of Highways, Transportation and Waste Management (Highways)
County Ecology,
Environmental Health
Burbage Parish Council
Neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
BE1

Supplementary Planning Guidance- House extensions

Appraisal:-

The main issues for consideration are the effect of the proposal on the design and appearance of the existing properties and the affect on the amenities currently enjoyed by the surrounding properties.

The proposed extension would continue the single storey rear extension along the rear of the recently approve two storey side extension. To the west of the application side the property abuts the end of the rear gardens of properties to Chatsworth Close, and to the west the adjoined property. The proposed extension would be located on the east side of the property and separated from the adjoining property by the existing extensions. Due to the single storey nature of the proposal and the degree of separation it is not considered that the extension would result in any detriment to the amenities of the surrounding properties.

The proposed extension would not be visible from any public place and would be in keeping with the existing dwelling. The proposal is therefore considered to be in keeping with the area and would therefore comply with Policy BE1 and the guidance contained within the SPG

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 scale and siting in relation to surrounding development would not detrimentally affect the amenities of neighbouring residents or the appearance of the original dwelling and would therefore 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.

3 This permission relates to the application as revised by amended plan 4155, received by the Local Planning Authority on 24.11.08.

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 For the avoidance of doubt.

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:-
4155, site location plan, block plan

Contact Officer:- Sarah Humphries Ext 5680