COMMITTEE EXTRACT

Committee Date: 10 March 2009

Reference:- 09/00006/FUL **Parish:- Burbage Parish Council**

Applicant:- Burbage Parish Council
Millennium Hall
Britannia Road
Burbage
Hinckley

Location:- Millennium Hall Britannia Road Burbage Hinckley Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS

Introduction:-

This application seeks full planning permission for an extension to the Millennium Hall, Burbage to provide additional office space and facilities for Burbage Parish Council. The application proposes to extend the single storey element of the existing building to the south, continuing the plane of the roof slope along the front elevation.

Burbage Millennium Hall was constructed in 2000 to provide a community facility and offices for the Parish Council. The site is located on the west side of Britannia Road, Burbage. Britannia Road is mainly a residential road with a few commercial properties clustered around the junction with Windsor Street. To the west of the site is the hall car park and playing fields.

A design and access statement has been submitted in support of the application stating that the increased activities of the Parish along with a increase in requests from local residents to view planning applications has resulted in a greater demand for office space. The design of the proposed extension is in a style that matches the existing building.

History:-

08/00089/FUL	Installation of 2 no. air conditioning units	Approved	27.03.08
03/00348/FUL	Single Storey extension to hall	Approved	15.05.03
01/00138/CONDIT	Deletion of condition 11 of planning permission 97/00903/FUL to allow the use of amplified music without the prior written consent of the Local Planning Authority.	Withdrawn	
00/00396/FUL	Erection of 9m flagpole	Approved	13.06.00
00/00355/CONDIT	Variation of conditions 10 and 11 of planning permission 97/00903/FUL to allow opening until midnight on Saturdays and New Years Eve and for the use of amplified music.	Refused	25.05.00
97/00903/FUL	Extensions to existing building	Approved	11.12.97

Consultations:-

Director of Community Services (Ecology) – has stated that bats have been recorded in the area.

Site notice was displayed and neighbours notified.

At the time of writing the report comments have not been received from Neighbours.

Development Plan Policies:-

Local Plan Policy

The site lies out side the settlement boundary as defined by the adopted Hinckley and Bosworth Local Plan.

Policy BE1 considers the design and siting of development and seeks to achieve a high standard of design that compliments the existing character of the surrounding area with regard to scale, mass and design and would not adversely affect the amenities of nearby residents.

Policy NE5 protects the countryside for its own sake and permits development in the countryside where it is for sport and recreation purposes and where it does not have an adverse impact on the appearance or character of the landscape and it is in keeping with the scale and character of the existing buildings and general surroundings.

Supplementary Planning Guidance / Documents

Burbage Village Design Statement gives an overview of the village character and provides guidance notes to help guide new development in the area.

Appraisal:-

The main considerations with regards to this application are the impact of the proposal on the appearance of the streetscene and amenities of neighbouring residents.

Principle

The principle of a small extension to an existing community and sport facility located on the edge of the built up area is considered to comply with the requirements of Policy NE5.

Design

The proposed extension has been designed to continue the shape and height of the existing roof to the single storey office along the front of the building. The extension projects along the southern side of the building maintaining the roof profile. This element of the scheme would not be visible from the public highway. It is considered that the proposed design is of an appropriate mass and scale would not detrimentally affect the character or appearance of the streetscene.

Amenities

The proposal would have greatest impact on the adjoining property to the south 14, Britannia Road. The northern elevation of this property faces the application site. This elevation has no windows serving habitable rooms facing the proposal. It is considered that the proposal would not result in a significant loss of light to this property. High level obscure glazed windows are proposed in the south face of the proposed extension, however these would not result in overlooking and would maintain the privacy of the neighbouring residents.

Conclusion

In conclusion it is considered that the scale, design and massing of the proposed extension is in keeping with the existing building and would not harm the character or appearance of the street scene. It is considered that the proposed extension would not detrimentally affect the amenities of neighbouring residents. The proposal is therefore considered to comply with policies BE1 and NE5 of the adopted Local Plan.

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, location, massing and design when considered with the position of the neighbouring property, the proposed extension would not detrimentally affect the streetscene or the amenities of neighbouring residents and therefore would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

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 hall 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:-
Site Location Plan, KP/23/1, design and access statement

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