DELEGATED REPORT

Recommendation Made: 15 June 2009

Reference:- 09/00312/FUL **Parish:- Hinckley**

Applicant:-

Cirrus Buildings
Shire Park
Welwyn Garden City
Herts

Location:- Tesco Stores 1 Hawley Road Hinckley Leicestershire LE10 0PR

Proposal:- ERECTION OF GLAZED LOBBY AROUND STORE ENTRANCE

Introduction:-

This is a full application for the erection of a single storey extension to form a glass lobby at Tesco Supermarket, Hawley Road, Hinckley.

The site is located in a mixed-use area consisting of large retail units, warehousing, derelict land, health centre and other employment uses on the southern most boundary of Hinckley adjacent to the railway line.
A recreational ground and residential properties stand to the south of the site.

The site encompasses the supermarket premises, an automated petrol filling station, a free-standing ATM and car park.

Planning permission is sought for a flat roof glass lobby to the front of the supermarket located in the position of the existing entrance. The lobby will project 5 metres from the existing store entrance, will be 9.4 metres wide and 2.4 metres high. The eastern and western side elevations of the lobby each comprise of a set of 2 bi-folding doors.

History

00/00751/ADV- Erection of pole sign and canopy fascia signs- approved 10.10.00

00/01085/FUL- Installation of automat filling station- approved 03.01.01

01/00272/FUL- Installation of automat filling station- approved 15.05.01

02/00007/ADV- Erection of canopy fascia sign- approved 28.02.08

02/01404/FUL- Installation of anti ram raid bollards- approved 01.02.03

02/01405/ADV- New Signage- approved 19.02.03

03/00968/FUL- Erection of covered trolley park- approved 22.09.03

08/00962/FUL- Refurbishment and external works- approved- 09.12.08

08/00975/ADV- Store and car park signage- approved 20.11.08

08/01055/ADV- Erection of various advertisement signs- approved/refused (split decision) 09.12.08- This decision appealed under reference APP/K2420/H/09/2096361 which was later dismissed.

Consultations:-

The Borough Council Environmental Health Officer (land drainage and pollution) have no objection to the application.

No response from neighbours

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- RETAIL 7 (Local shopping centres)

Appraisal:-

The central concerns to address in this application are the design of the development and its impact on the character of the area and the provision of a safe access suitable for all members of the public.

Highway safety and parking are not a relevant concern for this application because the proposed lobby will protrude only slight past the existing canopy into the existing paved area used by pedestrians at the front of the store. As a result the existing parking provision will not be reduced and the additional visual impact from the lobby as viewed from the Hawley Road would not be significant enough to cause a distraction to drivers.

The proposed lobby will be constructed level with the existing store entrance and the surrounding tarmac area fronting the store. This will allow the free flow of pedestrians and trolleys in and out of the store and also provides a suitable wide and level access for disabled patrons. The bi-folding doors are located on the side elevations of the lobby which face onto the main store car park to the west and the small customer and staff car park to the east. This allows customers direct access into the store when arriving from the car park with doors wide enough to accommodate two trolleys side by side.

The proposed glass lobby will be single storey and of an acceptable scale in relation to the supermarket. The glass design is commercial in appearance and a feature common to many supermarkets and its erection in an area of mixed character such as this would be acceptable.

Overall the proposed glass lobby would not impact on parking or highway safety, would provide access for all and would be a suitable feature for this area of mixed character and its is recommended for approval.

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 and would not harm the character or appearance of the area.
SUMMARY OF DECISION - The proposal is in conformity with Policies BE1 and RETAIL 7 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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:-
Drawing numbers:- 5902pg1and 5902pg and 5902elev1 and 5902elev and 5902gag

Contact Officer:- David Kiernan Ext 5898