DELEGATED REPORT

Recommendation Made: 6 April 2009

Reference:- 09/00139/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Stephen Perry
Church House
Church Lane
Sheepy Magna
Warwickshire

Location:- Church House Church Lane Sheepy Magna Leicestershire

Proposal:- ALTERATIONS TO BUILDING TO CREATE A ONE BEDROOMED APARTMENT

Introduction:-

This is a revised application for the formation of a self contained flat within this victorian building which already consists of a house and flats.

Relevant Planning History

07/00725/FUL	Formation of one apartment	Approved 18.09.07
87/00880/4	Exten to ground floor flat, conservatory and garage	Approved 29.09.87

Consultations:-

No comments received from

Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

Director of Highways Transportation and Waste Management refers to previous advice given in connection with the previous application which relates to the parking arrangements at the site.

Development Plan Policies:-

The application lies within the settlement boundary of Sheepy Magna as identified in the adopted Hinckley and Bosworth Local Plan.

Policy RES5 of the adopted Hinckley and Bosworth Local Plan relates to residential proposals on unallocated sites. It is stated that on those sites, which are not specifically allocated in the plan for housing, planning permission will only be granted for new residential development if: the site lies within the settlement boundary and the siting, design and layout of the proposal do not conflict with the relevant plan policies.

Policy BE1 of the adopted Hinckley and Bosworth Local Plan seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Of particular relevance, is the importance of ensuring development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features, as well as the need to ensure the occupiers of neighbouring properties are not adversely affected.

Policy T5 refers to highway standards and parking requirements.

Policy REC3 requires all new residential development to provide outdoor play space for children. A financial contribution may be sought towards the provision of new recreational facilities or towards the improvement of existing facilities in the area

Policy IMP1 requires contributions towards the provision of infrastructure and facilities to serve the development commensurate with the scale and nature of the development proposed.

Further guidance is provided within the Borough Council's Supplementary Planning Guidance for new residential development and the Play and Open Space Supplementary Planning Guidance.

As the development is within 400m of Brookside Place LEAP and football pitch, (and a one bed apartment) a contribution for the additional apartment of £938.10 is applicable towards play and open space.

Appraisal:-

This application differs from the previously approved scheme in that there are no external changes to the building proposed. The previous scheme had rooms in the attic with two dormers constructed on the front roof plane. In this respect the impact of this proposal is less than the previously approved scheme.

In other respects, the impact of the proposal will be the same as that previously approved.

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 not detrimentally affect the character of the area or the amenities of neighbouring properties and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, RES5

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

2 The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by 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 the provision of adequate play and open space within the vicinity of the site in accordance with Policy REC 3 of the adopted Hinckley and Boswroth 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:-
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6 Condition 2 relates to play and open space provison. In this instance a contribution of £938.10 is required.

Contact Officer:- Louise Forman Ext 5682