DELEGATED REPORT

Recommendation Made: 5 May 2009

Reference:- 09/00213/FUL **Parish:-**

Applicant:- **Mrs Julie Wade**
Southfield Road
Hinckley
Leicestershire
LE10 1UB

Location:- **Sparkenhoe Business Centre Southfield Road Hinckley Leicestershire LE10 1UB**

Proposal:- **INSTALLATION OF INVERTER HEAT PUMPS TO EXTERNAL WALLS AND ROOF SPACE OF BUILDING**

Introduction:-

This is a retrospective application for the installation of five heat inverter units, 3 are located on the roof of the building, one is located on the rear wall and one is located on a flat roof on the front elevation.

Consultations:-

No comments received from;

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

Development Plan Policies:-

The site is within the settlement area defined for Hinckley in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 seeks to ensure high quality of new development, that proposals complement and not adversely affect the surrounding area or adjacent properties, and ensure adequate privacy and amenity.

Policy EMP1 The site is identified in the adopted Hinckley and Bosworth Local Plan as an employment site.

Appraisal:-

The main issue with regard to this application is amenity.

Most of the units are not easily seen from any vantage points, however, the unit that is located on the front elevation is visible to Southfield Road. Whilst it would be better to site the unit away from the front elevation, the applicant has argued that this is the only viable location. The front of the building is fairly untidy with various metal doors and a substation. The unit sits on top of a flat roofed plant room, it is pale in colour with a grill to the front, it is not considered that the unit is so incongruous as to warrant refusal.

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 the development would be in

accordance with the development plan as it would not be unduly detrimental to the amenities of the occupiers of neighbouring properties or the street scene.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and EMP1

Reasons :-

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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Contact Officer:- Louise Forman Ext 5682