REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

APPLICATION UNDER REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS

DELEGATED DECISION

REPORT PRODUCED ON 5th AUGUST 2009

LEICESTERSHIRE COUNTY COUNCIL – ERECTION OF ROOF TO ENCLOSED COURTYARD AND ERECTION OF FOUR DOUBLE GARAGES, JOHN CLEVELAND COLLEGE, BUTT LANE, HINCKLEY (HINCKLEY & BOSWORTH BOROUGH COUNCIL)

2009/0505/04 – 30th June 2009

Description of development and site

1. John Cleveland College lies in the east of Hinckley, south of Butt Lane. The main school buildings are located in the north east of the campus. The remainder of the site is hard and grassed sports areas. The nearest residential properties to any part of the proposal are those on Bradgate Road, the closest being approximately 150m away.

2. The proposal is twofold: the erection of a roof to an enclosed courtyard; and the erection of four double garages. The courtyard is located within the south eastern most block of the school buildings, is fully enclosed by the building and covers an area of approximately 100m^2. The new roof would drain into the present drainage system by virtue of being around one metre higher than the current roof. Materials used for the proposed roof would match existing (i.e. Italian natural slate coloured mineral felt). By roofing the courtyard, the space would be used as a dance studio, thereby freeing up another area of the school for use as an indoor eating area.

3. The double garages are proposed to be sited south of the school buildings, north east of the southern tennis court, replacing two steel containers already sited in this locality. The garages would cover an area approximately 220m^2 and would be constructed of concrete sections with a pitched roof covered with mineral felt up to 3m high. The roof would be coloured grey (Italian natural slate) and all doors and windows white. The garages would be used for storage space and to provide a new workshop (replacing and extending the accommodation provided by the steel containers which suffer from condensation).

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4. **Planning Policy**

- *Policy BE1: Design and Siting of Development* of the Hinckley & Bosworth Local Plan.*

5. **Consultations**

- **Hinckley & Bosworth Borough Council – Planning:** Response not received within the prescribed period.

Publicity

6. The proposal has been advertised by site notices posted on the 7th July 2009. No representations have been received within the prescribed period.

Assessment of Proposal

7. The creation of the new dance classroom would be difficult to discern from views outside the school site. The only change in views of the school would be of the new roof extending above the existing roofline by around one metre. Given this minimal augmentation to the roofline it is considered that this part of the development would have no significant adverse impact upon its environs. In particular views of the school building in which the courtyard is located are afforded, in the main, from the adjacent golf course.

8. The proffered garages would be located south of the school buildings and would therefore, be potentially open to views from outside the school site. The method and materials of construction do not constitute buildings of the highest visual standard. However, they would be an improvement to the existing steel containers (sited under permitted development rights) which this proposal seeks to replace. Furthermore, given the potential for the school to be replaced/refurbished, it would be unreasonable to insist upon a brick structure at this juncture.

9. Notwithstanding the siting of the garages, views of them could only be made through the fences associated with the sports pitches to the south and east of the proposed garages. The school boundary to the north and west of the playing fields is treated by 1.8m fences and sporadic mature vegetation. Given all this, views would only be available from first floor windows of adjacent dwellings and , would be limited. The dull grey colour would not be visually intrusive against the existing background of the other school buildings.

10. Neither development would give rise to any additional staffing or pupil numbers or additional activity on the college site.

2009/0505/04 – continued

Conclusions

11. The proposal would not lead to a loss of amenity and the development would not adversely impact upon the character of the area. It would not create additional impacts on staffing, pupil numbers or traffic generation. Therefore, it is considered that the proposal would not conflict with the aims of the relevant policies of the Local Plan.

Recommendation

A. Permit subject to the conditions, as set out in the appendix.

B. As required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended) a summary of the:

(i) Policies and proposals in the development plan which are relevant to the decision, as follows:

Policies BE1 of the Hinckley & Bosworth Local Plan;

(ii) Reasons for the grant of planning permission are as follows:

- The proposal is acceptable on grounds of its amenity and visual impacts, subject to conditions.

Officer to Contact

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Conditions

1. The development hereby permitted shall commence within three years of the date of this permission.

2. Unless previously agreed in writing by the Director of Community Services the development hereby permitted shall be carried out in accordance with the submitted plans and details.

3. Unless otherwise agreed in writing with the Director of Community Services, all site preparation and construction works, deliveries of and movement of materials and machinery, in connection with the approved development, shall only take place between 0730-1800 hours Monday to Friday and 0730-1300 hours on Saturdays. No such activities shall take place at any other time on Saturday or Sundays or Statutory Public or Bank Holidays. No work shall be carried out under floodlights on the construction site unless otherwise agreed in writing with the Director of Community Services.

4. All external surfaces shall be treated and retained in their approved colours and thereafter maintained to the satisfaction of the Director of Community Services.

Reasons

1. To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990.

2. For the avoidance of doubt and to ensure that development is carried out in a satisfactory manner (Policy BE1 of the Hinckley & Bosworth Local Plan).

3. To safeguard the amenities of nearby residents (Policy BE1 of the Hinckley & Bosworth Local Plan).

4. To ensure a satisfactory external appearance (Policy BE1 of the Hinckley & Bosworth Local Plan).