DELEGATED REPORT

Recommendation Made:

Reference:- 11/00436/FUL **Parish:- Hinckley**

Applicant:- Mrs Fran Muddimer
101 Regent Road
Leicester
LE1 7DA

Location:- National Grid Brick Kiln Street Hinckley Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO OFFICE BUILDING

Introduction:-

This application seeks full planning approval for an extension to the main office building to provide an entrance porch, alterations to the north west elevation to form aluminium framed walling and the installation of an escape ramp with post and rail guarding at the National Grid office building on Brick Kiln Street, Hinckley.

The proposed porch extension will be of single storey brick construction and will project 4050mm from the building and stand 2 metres above ground level with a flat roof (a net gain of 21 m2 of floor space).

The alterations to the north west elevation consist of the replacement of a curtain wall with glazing and the formation of a guided ramp which leads to an access door remaining in the same position. Soft landscaping is proposed in front of this part of the building.

The application is accompanied by a Design and Access Statement which provides further information on the proposals.

Site history:-

09/00308/FUL FORMATION OF TREATMENT SYSTEM, SITING OF WORKS CONTAINERS AND OFFICE CONTAINER. – Permitted
09/00347/FUL INSTALLATION OF CAR PARK LIGHTING – Permitted
10/00531/FUL EXTENSIONS AND ALTERATIONS TO BUILDING – Permitted
11/00428/FUL INSTALLATION OF HEAT PUMPS – Pending Consideration

Consultations:-

No objections have been received from

Environmental Health (Pollution)
Environmental Health (Drainage)

The Local Constabulary's Architectural Liaison Officer has no objections to the proposal, and has made comments regarding security.

Development Plan Policies:-

The following saved policies within the Hinckley and Bosworth Local Plan (2001) are considered relevant in the determination of this application;

BE1 Design and Siting of Development

EMP2 Expansion of Existing Employment Uses

Also relevant is guidance contained in Planning Policy Statement 4 (PPS4)

Appraisal:-

The principle of development to extend and alter this building is acceptable as this is an existing, established employment site which lies within the settlement boundary of Hinckley

The main considerations with regards to this application relate to design and impact upon residential amenity.

Design

The design of the proposed porch is in keeping and complimentary in terms of scale and mass when considered against the main building. The applicant proposes to match the facing materials of the extension with the existing building.

The proposed alterations to the north west elevation to replace a curtain wall with a glazed wall is considered to add an element of visual interest to this elevation. This together with the raised access ramp (250mm) which is to be constructed to provide improved access to this area of the building and a small amount of soft lofts capping – do you mean landscaping? improves the visual aspect of the area.

Amenity

None of the proposed extensions or alterations are visible to the surrounding residential properties or public area and are contained well within the confines of the site, as such, there is considered to be no impact on residential amenity.

Other matters

The Police Architectural Liaison Officer has no objections to the proposal however, has recommended that various security features be considered by the applicant. A note to applicant has been included to advise the applicant of the suggestions.

Plan 110262/M/900 Revision A which shows alterations to the North East elevation of the building was included within the submission of this application, however, no reference was given to the plan or the proposal in any of the documentation including the application form, Design and Access Statement or the drawing schedule. As such, this particular plan has not been considered as part of the application and a condition will be imposed on the decision notice omitting drawing 1120262/M/900 revision A from the approved details.

In summary, the proposed development is considered to compliment and improve the visual appearance of the building and the surrounding area and will not have a detrimental affect on residential amenity.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1,EMP2
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 as the proposal would be of an acceptable design and would not be detrimental to the occupiers of the neighbouring dwellings.

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 be carried out otherwise than in complete accordance with the submitted application details: Drawings - 110262/A/007 Revision E, 110262/A/004 Revision A, 110262/A/005 Revision D, 110262/A/003 Revision A, 110262/A/002 Revision A, 110262/A/001 Revision D received on the 13th of June 2011.

3 The external materials to be used in the development hereby permitted shall be carried out in strict accordance with those specified in the application, unless alternative materials are first agreed in writing with the Local Planning Authority.

4 Notwithstanding the submitted plans this permission does not grant consent for the condenser units shown on drawing 110262/M/900A.

Reasons :-

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

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and EMP2 of the adopted Hinckley & Bosworth Local Plan.

4 For the avoidance of doubt as no detailed plans or supporting information has been submitted with the application in respect of these units.

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 6 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 The applicants attention is drawn to the comments made by the Police Architectural Liaison Officer who recommends that consideration is given to access arrangements in terms of door entry, locking mechanisms and door types to prevent unauthorised access and physical security.

Contact Officer:- Nick Cox Ext 5659