DELEGATED REPORT

Recommendation Made: 19 November 2008

Reference:- 08/00933/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr Steven Beeby
3A Aldridge Road
Burbage
Leicestershire
LE10 2LH

Location:- 3A Aldridge Road Burbage Hinckley LE10 2LH

Proposal:- ERECTION OF DETACHED GARAGE.

Introduction:-

Full planning permission is sought for the erection of a detached garage to the rear access point of Number 3A Aldridge Road, Burbage.

The site is located within a residential area, within the settlement boundary of Burbage and would have access off Greenmoor Road. The proposal would utilise the existing vehicle access and be set back from the footpath by 6m.

Relevant Planning History

05/01305/FUL	Erection of dwelling (revised scheme)	Permitted	25.01.06
05/01144/FUL	Erection of dwelling	Withdrawn	06.12.05

Consultations:-

No objections received from...
Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Burbage Parish Council

One letter of objection has been received from a neighbouring property objecting to the proposal on the grounds that dimensions are missing from the plan and insufficient details provided regarding water run off and encroachment onto property.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy T5- Highway safety

Appraisal:-

The main issues for consideration are the effect of the proposal on the character and appearance of the street scene and the amenities of neighbouring properties.

The proposed garage would be located within a strip of land which wraps around the rear of number 5 Aldridge Road and provides rear access to number 3A Aldridge Road. The proposed garage would occupy the whole width of the track and be located adjacent to the northern elevation of 39 Greenmoor Road. This bungalow is separated from the development site by a 2m close boarded timber fence and a mature hedgerow. The property has two windows facing the application site, however these are already severely compromised by the fence and hedge and it is not considered that the proposed garage would significantly affect the light to warrant a refusal of planning permission.

The site is enclosed on both sides by a 2m close boarded fence. The height of the garage to the eves would be 2.4m and 3.3m to the ridge. from number 5 Aldridge Road the mass above the fence would be seen against the backdrop of 39 Greenmoor Road and it is therefore not considered to detrimentally affect the amenities of either neighbouring property. Views of the site are only available level the site. The garage would be sufficiently set back not to occupy a prominent position within the street scene emphasised by the low pitch of the roof and simple design. Therefore there are no objections to the proposal on the grounds of appearance and harm to the street scene.

The proposal will use the existing access and would not result in any intensification of the access. Therefore it was considered that there would not be any impact on the safety of the public highway.

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 by virtue of its location, design and appearance would not detrimentally affect the street scene nor the amenities of any adjacent properties and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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

2 The materials to be used on the external elevations of the proposed garage shall match the corresponding materials of the existing dwelling unless previously agreed in writing with 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 that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

- 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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

5 List of plans used in the determination of this application:-
4152, block plan 1:500 and site location plan 1:1250

Contact Officer:- Sarah Humphries Ext 5680