DELEGATED REPORT

Reference:- 11/00675/FUL **Parish:- Hinckley**

Applicant:- Mr Stuart Lee
Roman View
Nutts Lane
Hinckley
Leicestershire

Location:- Roman View Nutts Lane Hinckley Leicestershire LE10 3EG

Proposal:- FORMATION OF SECONDARY VEHICULAR ACCESS AND RE SURFACING OF DRIVEWAY

Introduction:-

This is a full application for the formation of a second vehicular access and resurfacing of existing driveway to the front of Roman View, Nutts Lane, Hinckley.

The existing hard standing is located to the front of the property and constructed of part gravel, part tarmac. The existing vehicular access is located forward of a newly constructed traffic calming measure to Nutts Lane.

Relevant Planning History: -

01/00728/OUT	Use of land for single dwellinghouse with garaging and associated access	Refused	08.11.2001
96/00164/FUL	Erection of boundary wall and gates	Refused	18.06.1996
06/01139/FUL	Extensions and alterations to dwelling	Planning Permission	29.11.2006
11/00053/FUL	Extensions and alterations to dwelling	Planning Permission	29.03.2011
90/00843/4	Erection of 4 detached dwellings and formation of access outline	Refused	13.09.1990
76/00239/4	Retention of a caravan	Refused	23.03.1976
90/00211/4	Alterations and extension to dwelling	Planning Permission	23.03.1990
89/01211/4	Alterations and extensions to dwelling	Planning Permission	23.01.1990
88/01492/4	Erection of 2 detached dwellings outline	Outline Planning Permission	20.12.1988

Consultations:-

No objection has been received from: -
Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan (2001)

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations in respect of this application are its impact on the highway safety and visibility.

Highway visibility and safety.

A secondary access is required at this property following the creation of a one-way junction to Nutts Lane which has resulted in difficulty accessing the dwelling at peak times. The existing brick pillars and railings are to be removed resulting in increased visibility. The County Highway Authority has been consulted on the application and has raised no objection to the application on highway safety grounds. The County Highways Authority has advised that all works in the highway should be agreed with the Southern Area Office. This detail is advised by way of note to applicant.

Resurfacing of driveway.

The land forward of the dwelling house is currently hard surfaced with part gravel and part tarmac. The Head of Community Services (Land Drainage) has raised no objections to the proposal subject to the hard standing being constructed with permeable materials. This will be controlled by condition.

Conclusion.

The proposal would not have an adverse impact on the highway safety. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

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, as follows: Drawing Number SLRVPDP1; Drawing Number SLRVILPDK; Drawing Number SLRVPP1DK; Drawing Number SLRVSIDK; Drawing Number SLRVSPIDK received 30 November 2011.

3 Before development commences, representative samples of the materials to be used on the proposed hard standing shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

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 In the interests of reducing surface run off water/reduce flooding to accord with central government guidance contained within PPS25.

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).

Contact Officer:- Robert Morgan Ext:- 5775