DELEGATED REPORT

Recommendation Made:

Reference:- 11/00609/FUL **Parish:- Sheepy Parish Council**

Applicant:- Miss Louise Brookwell
18 Main Road
Sheepy Magna
Atherstone
Leicestershire

Location:- 18 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QR

Proposal:- FORMATION OF VEHICULAR ACCESS

Introduction:-

This application seeks full planning approval for the formation of a vehicular access to a dwelling house at 18 Main Road, Sheepy Magna. The proposed vehicular access will be formed at the front of the property off Main Road and will involve the reformation of the footpath and roadside kerbs to allow a vehicular access. A note has also been inserted onto the proposed plans explaining that permeable blockwork paving will form a vehicle hardstanding at the front of the property.

No Planning history exists on this site.

Consultations:-

The Director of Environment and Transport (Highways) has no objection to the proposal.

The Head of Community Services (Land Drainage) has commented that the parking and turning area should be constructed in a permeable paving system with or with attenuation storage, depending on ground strata permeability.

Development Plan Policies:-

Hinckley and Bosworth Local Plan 2001

BE1 - Design and Siting of Development
T5 - Highways Design and Vehicle Parking Standards

Appraisal:-

The main considerations with regards to this application is whether the proposal is acceptable in terms of design and siting, and highway safety.

Principle

The site falls within the settlement boundary of Sheepy Magna and the proposal is to create a vehicular access to serve an existing residential premises. Furthermore, the adjacent surrounding properties already benefits from vehicular access which sets a precedent for this type of proposal and therefore the proposed development is acceptable in principle.

Highway safety

No objection has been raised by The Director of Environment and Transport (Highways), and adequate space is provided within the site to accommodate off street parking for one vehicle.

Design and Siting

The proposal will result in an alteration to the kerb block to provide a 25mm exposure of the bull nosed kerb and a resurfacing of the pavement to provide a 12.5% fall over the first 1m. This appears consistent with the adjacent dropped kerbs and will sit flush within the street scene.

The applicant proposes to provide a hardstanding for a vehicle to be constructed in permeable block paving above a permeable geo textile membrane. This in accordance with the request from Head of Community Services (Land drainage) and is considered acceptable.

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, T5
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 acceptable in terms of highway safety and will not have a detrimental impact upon the street scene and as such, is in accordance with the development plan.

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 No 463-1 Revision A received on 4th of August 2011

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.

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:- Nick Cox Ext 5659