DELEGATED REPORT

Recommendation Made: 17 April 2008

Reference:- 08/00183/OUT **Parish:- Burbage Parish Council**

Applicant:- Miss S L & K E Flavell
C/o Agent

Location:- 46 Lutterworth Road Burbage Hinckley Leicestershire LE10 2DW

Proposal:- ~~**ERECTION OF 2 NO. DWELLINGS**~~ Residential development.

Introduction:-

Outline permission is sought for the erection of two dwellings on a plot of land located within the Settlement Boundary of Burbage as defined within the Hinckley and Bosworth Local Plan. An indicative layout and design and access statement supporting the application show how the two units would be accommodated within the site and their height could range between single storey and two storey.

The site is located to the rear of 46 Lutterworth Road, with the access off Workhouse Lane and the proposed dwellings would relate to the properties on Workhouse Lane.

This is outline consent with all matters reserved and therefore it is only the principle that forms part of this application.

No Relevant Planning History

Consultations:-

To date one representation has been received questioning if the size and the location of the properties formed part of this application.

Highways + Land Drainage Engineer. *

Development Plan Policies:-

Planning Policy Statement (PPS) 1 (sustainable development principles)
Planning Policy Statement (PPS) 3 (housing).

Hinckley and bosworth Local Plan

RES5 -residential development on unallocated sites.
BE1- design and siting of development.

Supplementary planning guidance
- New residential development

Appraisal:-

The main issues for consideration is the principle of the development and the effect of the development on the protected trees on the site.

Policy RES5 allows residential development, subject to other policies within the Local Plan, where the proposal site is within the settlement boundary. The site under consideration is located within the Burbage Settlement area and therefore the principle of residential conversion is acceptable. 7

The Councils Arboriculture Consultant has raised no objection to the scheme but has commented that a tree survey should accompany any application for reserved matters.

This is an application for outline consent with all matters reserved for future approval including the siting and design of the proposed properties. One comments has been received regarding the future siting and design of the proposal. The case officer met with the neighbours who complained and explained the out line planning system and that the final design and siting would be subject to a reserved matters application about which they would be consulted.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, RES5, IMP1 and REC2 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

2 Approval of the following details (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced:

i) The layout of the site including the way in which buildings, routes and open spaces are provided and the relationship of these buildings and spaces outside the development.
ii) The scale of each building proposed in relation to its surroundings.
iii) The appearance of the development including the aspects of a building or place that determine the visual impression it makes.
iv) The access arrangements to and within the site for vehicles, cycles and pedestrians.
v) The landscaping of the site including treatment of private and public space to enhance or protect the site's amenity through hard and soft measures.

The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details unless otherwise agreed in writing by the Local Planning Authority.

3 The reserved matters application shall include the following information for the prior approval by the Local Planning Authority.

i) The external building materials
ii) The provision to be made for vehicle parking on the site
iii) Drainage plans showing the method of disposal of surface and foul water drainage, which shall be on separate systems. this should include sustainable drainage priciples where possible.
iv) The existing trees and hedges on the site, which are to be retained in the form of a full and detailed survey.
vii) The provision to be made for screening by walls and fences
viii) The floor levels of the proposed dwellings in relation to the existing ground level and the finished levels of the site.
ix) Details of the turning facilities, access widths , gradients, surfacing materials and visability splays.

The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details unless otherwise agreed in writing by the Local Planning Authority.

4 The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC2 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

2 This is a planning permission in outline only and the information required is necessary for the consideration of the ultimate detailed proposal.

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4 To ensure the provision of adequate play and open space within the vincinity of the site in accordance with Policy REC3 of the adopted Hinckley and Bosworth Lcoal 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 Condition 4 of the outline application refers to play and open space contribution. In this instance a contribution of £1,241 per dwelling, £2,482 in total, is required towards the provision and maintenance of off-site play and open space.

Contact Officer:- Sarah Humphries Ext 5680