DELEGATED REPORT

Recommendation Made: 26 May 2010

Reference:- 10/00291/FUL **Parish:- Hinckley**

Applicant:- Mr Laurence Evans
Ashby Road
Measham
Swadlincote
Derbyshire

Location:- Triumph Motorcycles Ltd Dodwells Road Hinckley Leicestershire LE10 3BZ

Proposal:- ERECTION OF A COVERED WALKWAY AND ADDITIONAL WINDOWS TO THE R&D BUILDING

Introduction:-

This is an application for elevational changes to the existing Research and Development building consisting of 28 additional windows at ground floor level and the erection of a link between the main factory building and the R and D building.

The existing research and Development building is two-storey rising to approximately 10.5 metres above ground level with a flat roof. It measures approximately 13 metres by 85 metres and projects by approximately 35 metres in front of the northern elevation of the main building. The ground floor comprises of a workshop and the first floor is offices. The external appearance is two-toned grey coloured metal cladding matching the main factory building.

The building is located to the rear of the factory site which is accessed from a private road off Normandy Way. There are no near neighbours and the whole site is well screened by landscaped bunds.

History;

03/00820/FUL External roller shutter to east elevation of factory and additional landscape bunding Approved 12.09.03

03/00525/FUL Erection of new unit for Research and Development Approved 19.08.03

03/00557/FUL Installation of roller shutter door to factory Refused 09.07.03

03/00214/FUL Installation of new openings to factory Refused 16.04.03

The original outline and reserved matters planning applications for the main factory building on site were approved in October 1994 and June 1995 respectively. Since the approval of the reserved matters application, a variety of planning applications for signage, flues, cameras, landscape bunding and external elevational alterations have been approved.

Consultations:-

No objections received from;

Head of Community Services (Land Drainage)
The Director of Environment and Transportation (Highways)

Development Plan Policies:-

Hinckley and Bosworth Local Plan (adopted 2001)

The site is located within the settlement boundary of Hinckley abutting the Ashby Canal Conservation Area and is allocated as an EMP1(a) site as designated in the Hinckley & Bosworth Local Plan.

Policy EMP1(a) seeks to retain such sites for employment purposes and policy EMP2 considers the expansion of existing employment uses making sure schemes meet design, layout, landscaping, access, parking and highway requirements; safeguard amenities of neighbouring properties; and protect/improve the character, appearance and quality of the site and its immediate environment.

Policy BE1 also ensures a high standard of design in order to secure attractive development and safeguard and enhance the existing environment. Policy BE7 aims to protect the character and appearance of Conservation Areas as well as views into and out of such designated areas.

Core Strategy (adopted 2009)

Policy 1 relates to development in Hinckley. It states that the policy supports Hinckley's role as a sub-regional centre and the Council will ensure that there is a range of employment opportunities within Hinckley.

Appraisal:-

The main consideration with regard to this application are the effect the proposal will have on the building and the wider area.

Design and Setting

The additional windows to be provided in the ground floor of the building are centrally located within each bay of the building and are of the same size and design as the ones existing at first floor level.

The building is a typical modern industrial building which is not particularly attractive. The addition of extra windows will not affect the design or detract from the utilitarian character.

The glazed walkway is proposed in an non-conspicuous location between two buildings on site, it's modern, simple appearance is not out of keeping with the existing modern industrial buildings on site.

The Wider Context

The site is well screened by landscaped bunds. The proposals are located north western corner of the site. Beyond this part of the site are fields. The existing bunds and existing building screen the proposals and it is considered that they will have no significant effect on the wider area.

Other Issues

The Highway Authority have confirmed that there are no adverse highway issues caused by the proposals.

Conclusion

The proposals are acceptable and recommended for approval.

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 would be in accordance with the development plan as it is suitable in terms of the design and location and it is considered that there are no material impacts on either visual amenity or public safety.
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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawings 102163-04 and 10-2163-05 Rev A received on 23/04/10

3 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building 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 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 policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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.

Contact Officer:- Louise Forman Ext 5682 Date Printed: 15 June 2010