DELEGATED REPORT

Recommendation Made: 11 April 2008

Reference:- 08/00148/COU **Parish:-**

Applicant:- Benchmark Properties
Wharf Yard
Off Coventry Road
Hinckley
Leicestershire

Location:- 5 Wharf Yard Hinckley Leicestershire LE10 0NQ

Proposal:- TEMPORARY DENTAL CLINIC

Introduction:-

Application proposes change of use of part of a B1 unit to a dental clinic. Application relates to recently approved consent for apartments, offices, dental lab and dental clinic (08/00136/FUL).

Application property is the centre of three B1 units accessed via an unadopted road from Coventry Road. A terrace of residential properties lead from the Coventry Road with a further block of apartments now under construction. Adjacent to the application property is unit 4 which is used as a dental laboratory by the applicant. Units 5 and 6 are currently unused and also in the applicants ownership.

Buildings were constructed under 93/0558/4 which also required one parking space per unit.

Consultations:-

No objections from highways subject to standard conditions. No objection from British Waterways.

Development Plan Policies:-

BE1 - Design and Siting of Development
T5 - Highway Design and Parking Standards

Appraisal:-

Use is linked to existing dental lab next door and is proposed to be used while the replacement is constructed.

Space is available on the surfaced area in front of the building for parking with additional parking on the unsurfaced area opposite the site for both the proposed and existing uses. A condition will request two parking spaces to be made available without obstructing two spaces for the existing use.

The proposal will be restricted to temporary use to ensure it does not remain when the replacement facility is constructed. Discussions with the applicants agent have suggested that the replacement building should be ready within 24 months.

Given the existing B1 use the proposal is considered not to be a greater disturbance to nearby residents in terms of traffic or noise. While the continued use as a dentists in close proximity to B1 uses is not acceptable the temporary use while the new facility is being constructed is considered acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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1 The use hereby permitted shall be discontinued by the 30th June 2010 unless a further permission is subsequently granted.

2 Before first use of the development hereby approved, two parking spaces shall be made available for the development while two further spaces shall be retained for the existing B1 units unless otherwise agreed in writing with the Local Planning Authority.

Reasons :-

1 To ensure the site is redeveloped comprehensively in accordance with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

2 To ensure that adequate off-street parking facilities are available to accord with policy T5 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:- Mr P Metcalfe Ext 5740