COMMITTEE EXTRACT

Committee Date:

Reference:- 08/00330/COU **Parish:-** Hinckley

Applicant:- Miss G Simm
7 Queens Road
Hinckley
Leicestershire
LE10 1ED

Location:- 7 Queens Road Hinckley Leicestershire LE10 1ED

Proposal:- CHANGE OF USE OF EXISTING RETAIL SPACE TO FORM RESIDENTIAL ACCOMODATION IN ASSOCIATION WITH DWELLING

Introduction:-

Victorian end terraced property currently used as shop (A1 retail) with residential accommodation above. With red brick walls and concrete tile roof and hard landscaped garden area to rear. Bow style projecting window to first floor and oversize and incongruous projecting bay window to street elevation on ground floor (later addition). Window is of poor design and extends much further forward than those of similar properties in the street. No off-street car parking provision.

Queens Road is a narrow two way street with on-street car parking to both sides of the road. This is a predominately residential area.

Application proposes the change of use of the retail element to residential accommodation. The applicant's agent has confirmed that this accommodation is to compliment the existing residential unit rather than act as a separate residential unit.
Additionally the bay window to the ground floor is to be removed and replaced with one of similar proportions to that on the first floor.

Planning history

None

Consultations:-

The occupier of 5 Queens Road does not object to the application but does have concern about the obstruction of the entry access to the side of the application property to which she has access.

Development Plan Policies:-

BE1
SPG House Extensions

Appraisal:-

There key issues for consideration are the design and appearance of the physical works proposed to the front elevation, the acceptability of the loss of the retail use and the provision of off-street car parking.

The Loss of Retail Floor Space & Provision of Off Street Car Parking

Significant weight should be attached to the fact that the dwelling appears to have previously been a dwelling house and that this is a predominately residential area.

The change of use of the retail floor space to be residential accommodation conforms to local plan policy and will remove the retail use from this predominately residential area. Whilst the proposal cannot provide any off-street car parking, it will remove the unrestricted retail use from the site and any car parking and vehicle movements associated with it. The creation of additional residential accommodation to the existing dwelling is likely to be less vehicular intensive and therefore the proposal will result in a planning gain.

Design & Appearance

The removal and rebuilding of the bay window will remove a visually intrusive and incongruous element from the street scene to the benefit of visual amenity. The rebuilding of the window will not be to the detriment of any neighbour's amenity due to is smaller proportion.

RECOMMENDATION :- Permit subject to the following conditions :-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Only the materials specified on the approved plan shall be used in the completion of the development hereby permitted.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 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:- James Hicks Ext 5762

Application Number: 08/00330/FUL

Officer Report:

Victorian end terraced property currently used as shop (A1 retail) with residential accommodation above. With red brick walls and concrete tile roof and hard landscaped garden area to rear. Bow style projecting window to first floor and oversize and incongruous projecting bay window to street elevation on ground floor (later addition). Window is of poor design and extends much further forward than those of similar properties in the street. No off-street car parking provision.

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Planning history

None

Representations:

None

Policies:

BE1 Design & Siting of Development
SPG House Extensions

Conclusions:

The change of use of the retail floor space to be residential accommodation conforms to local plan policy and will remove the retail use from the site. Whilst the proposal cannot provide any off-street car parking, it will remove the unrestricted retail use from the site and any car parking and vehicle movements associated with this. The creation of additional residential accommodation to the existing dwelling is likely to be less vehicular intensive and therefore the proposal will result in a planning gain.

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Conditions:-

C1 Time
C15 Materials

Reasons:-

R1 Time reason
R10 Materials reason