Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Mr Mark Whitmore
Blue Bell Corner
Lutterworth Road
Burbage
Leicestershire
LE10 2DL

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
28 August 2008	08/00853/OUT

Particulars and location of development:

ERECTION OF DETACHED DWELLING WITH GARAGE

Land Rear of 99-107 Lutterworth Road Burbage Leicestershire

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s):-

1. In the opinion of the Local Planning Authority, the proposal constitutes an uncharacteristic form of development on a site to the rear of existing dwellings and without a proper road frontage. This would be out of keeping with the established streetscene and would not complement or enhance the surrounding area but would be to the detriment of visual amenity and would be contrary to Planning Policy Statement 1 - Delivering Sustainable Development, Planning Policy Statement 3 - Housing, and Policy BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on New Residential Development.

2. In the opinion of the Local Planning Authority, the erection of a dwelling immediately to the rear of No's 101, 103, 105 and 107 Lutterworth Road, on land which is surrounded by private rear gardens and which has vehicular access to the rear of those properties, will be likely to result in increased activity and vehicular movements. This is likely to give rise to an increase in levels of noise and disturbance to occupiers of neighbouring properties to the detriment of the amenities they currently enjoy. This will be contrary to Planning Policy BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on New Residential Development.

3. The applicant has failed to adequately demonstrate that the proposal would not result in inadequate separation distances between principal windows of the proposed dwelling to the existing dwellings Bluebell Corner, Nos 101, 103,105 and 107 Lutterworth Road and also to the garden area of 115 Lutterworth Road, which would as a consequence result in an unacceptable loss of privacy and amenity to the occupiers of those dwellings contrary to Policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on New Residential Development.

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4. The proposal will result in a reduction in the amount of car parking and private amenity space available to the occupiers of Nos. 101, 103, 105 and 107 Lutterworth Road, to an unacceptably low level. This will be to the detriment of the amenities of the occupiers of these properties and will be contrary to Policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on New Residential Development.

5. The proposal, if permitted, could result in an unacceptable increase in traffic using an access which lacks adequate width that could in turn lead to vehicles reversing onto or off the highway to the detriment of road safety contrary to Policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

6. The proposal, if permitted, could result in an unacceptable increase in traffic using an access which lacks appropriate visibility for the speed of traffic on Lutterworth Road which could lead to increased dangers for road users, including pedestrians, contrary to Policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

7. The proposal, if permitted, is likely to result in the loss of off-street car parking provision within the site for existing dwellings which would, in turn lead to vehicles parking in the highway to the possible detriment of the highway safety contrary to Policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date: 10 October 2008