DELEGATED REPORT

Recommendation Made: 29 July 2008

Reference:- 08/00586/FUL **Parish:- Bagworth Parish Council**

Applicant:- Bagworth & Thornton Parish Council
Barn Hills House
Merrylees Road
Thornton
Coalville

Location:- Thornton Community Centre 175 Main Street Thornton Coalville Leicestershire

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO COMMUNITY CENTRE

Introduction:-

This is a full application by the Bagworth and Thornton Parish Council for extension and alterations to an existing and well used Community Centre located to the rear of residential properties on the north east side of Main Street, Thornton. The existing building and the proposed extension are within the settlement boundary. The existing Centre is made up of 1½ storey (pitched felted roof) and single storey flat roofed elements to the fore. The application seeks permission for an additional 40 square metres of floorspace to provide general storage, a small kitchen and wheelchair toilet facilities to extend the use and flexibility of the facilities. The extension will be brick built with flat roof and is sited between the existing 1½ storey sports hall element of the building and the site boundary and will replace a timber shed. There are residential properties to the south west, the car park to the south east, and a recreation area and open grassland to the north.

Consultations:-

No objections have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) advises that protected species have been recorded within the vicinity of the site and the applicant/developer should be made aware of the need to keep a watching brief for all protected species throughout the development. Any materials, machinery and spoil should be kept within the site boundary to protect the site of ecological importance to the north.

No response has been received at the time of writing this report from Site notice or neighbours.

Development Plan Policies:-

BE1 - Design and Siting
CTF1 - Community Uses
T5 - Highway Design and Vehicle Parking Standards.

Appraisal:-

Policy CF1 allows for the extension of existing community facilities where the development would not have a detrimental effect on neighbours amenities or the general character of the area. The siting of the proposed extension between the existing 1½ storey sports hall and the site boundary provides the best screening for the extension from most viewpoints around the site and retains the building wholly within the settlement boundary. The boundary at this point is the rear garden boundary of Nos. 167 and 169 Main Street and is formed by a 2 metre plus timber panel fence and tall conifer trees. The ground level of the site is also lower at this point than the gardens and therefore the proposed flat roof extension will only just be visible, if at all, above the existing fence line. As such it will not have any

detrimental impact on the amenities of the neighbouring properties in terms of its height, mass, design, proximity or use. There is currently a timber shed in this location that will be removed.

The extension will lead to the potential loss of one (tandem) parking space but this is not significant as there is a large car park adjacent to the centre.

Whilst the flat roof design is not particularly desirable in terms of visual appearance, the location of the extension means that it will not be prominent from any vantage point and, in any case, there are similar flat roof structures on the existing building and therefore it will not be out of character.

The provision of additional storage space will allow removal of materials from the sports hall and the provision of toilet facilities adjacent to the sports hall will improve the facilities for wheelchair users and the operation of the centre.

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, would not have a detrimental effect on the amenities of the occupiers of neighbouring properties or the general character of the area or lead to the inadequate provision of off-street parking.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, CF1 and T5

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

2 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 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.

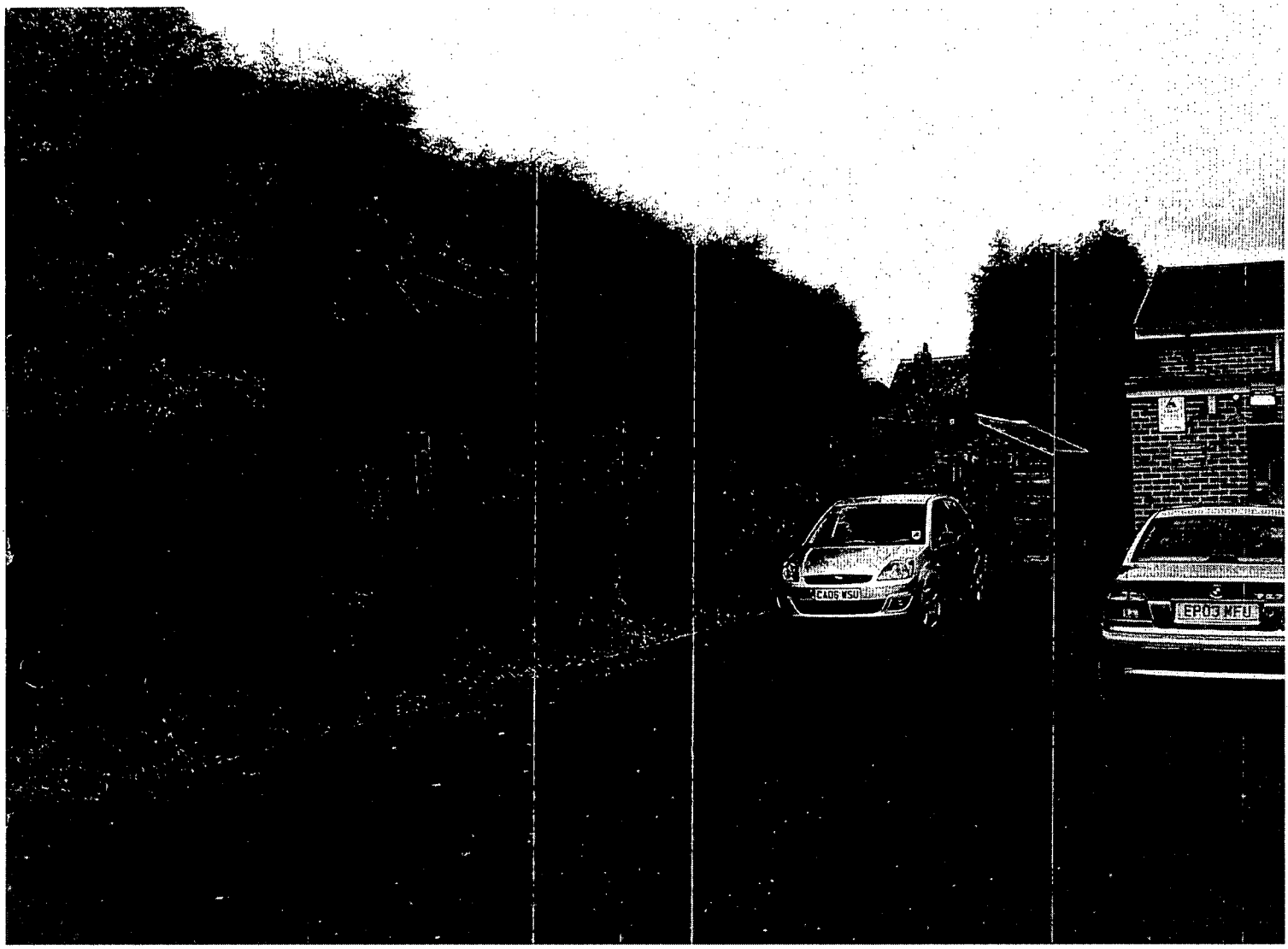
3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 Leicestershire County Council (Ecology) advise that throughout construction of the development a watching brief should be kept for the presence of wildlife species protected by law and that any materials, machinery and spoil should be stored within the application area.

5 List of plans used in the determination of this application:- Plan Nos. 2606/2 and 2606/03.

Contact Officer:- Richard Wright Ext 5894

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