DELEGATED REPORT

Recommendation Made: 16 November 2011

Reference:- 11/00785/FUL **Parish:- Hinckley**

Applicant:-

23aHarrowbrook Road
Harrowbrook Industrial Estate
Hinckley
Leicestershire

Location:- 23A Harrowbrook Road Hinckley Leicestershire LE10 3DJ

Proposal:- EXTENSIONS AND ALTERATIONS TO GARAGE.

Introduction:-

This is a full planning application for extensions and alterations to a commercial garage at 23 Harrowbrook Road, Hinckley. The site is located within the Harrowbrook Industrial Estate and is currently a garage servicing and MOT testing vehicles.

23 Harrowbrook Road is a detached building located to the rear of other commercial and industrial premises. The access to the unit is between two units before opening out into the parking area surrounding the building. the building consists of a fibre cement and sheet metal clad building with lean-to extensions on the south and north elevations.

It is proposed to demolish the existing lean-to extensions to the northern and southern elevations and extend the property to the north and south. The proposal would carry the ridge line across from the central element of the building using the same roofing materials. The walls of the proposal would be clad in metal sheeting, large roller shutter doors are proposed to the front elevation of each of the proposed extensions.

The extension to the southern elevation extends 4.2m to the south of the site with the northern proposal extending 5.1m.

Relevant Planning History

09/00804/FUL	Extensions and alterations to industrial unit	Approved	10.12.09
08/00698/ADV	2 no Elevation signs and 1 no totem	Approved	18.07.08
05/01115/COU	Indoor go-kart circuit	Approved	17.12.05

Consultations:-

No objection has been received from:
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)

Site notice was displayed and neighbours notified

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.
Policy T5- Highway design and vehicle parking standards

Policy EMP1 – Existing Employment Sites

Appraisal:-

The main issues for consideration are the principle of development, parking and vehicle turning, impact on amenities and visual appearance.

Principle of Development

The site is located within the settlement boundary of Hinckley as defined by the Hinckley and Bosworth Local Plan where the principle of development is supported subject to all other planning matters being adequately addressed.

The proposed extensions results in a increase of 15 square metres of floor space over and above that of the proposed demolished floor space. As the site is located within the Harrowbrook Industrial estate there is no objection to the increase in floor space subject to their being no arising issues. This development is supported by Policy EMP1 and the findings of the Employment Land and Premises Study 2010.

Parking and turning
A parking plan has been submitted in support of the application showing how the parking within the site for 21 spaces can be accommodated. This shows that there is adequate parking and turning space within the site. The Director of Environment and Transport (Highways) has raised no objection to the proposal.

Amenities,
The site is located within an industrial estate and the use of the site is not changing. There are no nearby residential properties. It is therefore not considered that the proposal will detrimentally affect the amenities of any adjacent occupiers.

Visual appearance
Amended plans have been submitted changing the external materials from brick to metal profile sheeting. The area has a mixture of materials, the larger buildings consisting of brick and block work with metal profile sheeting above. The proposal to use corrugated cladding is in keeping with the existing structure and area. It is considered that the appearance is considered acceptable.

Conclusion
The proposal is to replace existing extensions with more permanent structures to provide a more practical working area. It is considered that the design and external appearance of the proposal is in keeping with the area and the proposal would not result in any loss of amenity. There is sufficient parking and turning within the site. The proposal is considered to comply with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

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. By virtue of the location the proposal would not detrimentally affect the amenities of neighbouring properties or the character or appearance of the area. The proposal is therefore considered to be in compliance with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, EMP1 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:
Drawing numbers 001, 003, 008 and 009 received 11.10.11
and 002 revision b, 004 revision a, 005 revision a, 006 revision a

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.

3 As from 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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