

Delegated Report

Planning Ref: 23/00932/FUL
Applicant: Mr Matthew Jones
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Ratby Medical Centre, 1A Desford Lane, Ratby

Proposal: Installation of air conditioning units and timber enclosure

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. The application seeks full planning permission to install two air conditioning (AC) units on the north-west elevation of the medical centre.

2.2. The AC units will be housed in an enclosure which is 1.2m high, 2.5m wide and 1m deep. The enclosure will be clad to match the existing cladding of the new medical centre and will be in the same colour.

3. Description of the Site and Surrounding Area

3.1. The Medical Centre is newly build and in the final completion stages, located on undeveloped land on Desford Lane in Ratby. It lies within a settlement boundary.

3.2. The medical centre is bound by Desford Lane to the north and west, with agricultural land beyond. To the east lies a dental clinic with agricultural land to the south.

3.3. The air conditioning units are located between the building and Desford lane but are screened by boundary hedging.

4. Relevant Planning History

4.1. None.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also put up in the vicinity. No comments have been received.

6. Consultation

- HBBC Pollution – no objection.
- LCC Ecology – no objection.
- NHS England – no comment.
- Ratby Parish Council – no response.

7. Policy

7.1. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM10: Development and Design

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Design and impact upon the character of the area

8.2. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

8.3. Given the scale and appropriate design of the proposal, there will be no adverse impact on the street scene. The changes comply with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

8.4. By virtue of the height and siting of the changes, they are not considered to have a significant detrimental impact on the residential amenity of the occupiers of the neighbouring properties.

8.5. In light of the above, the changes comply with Policy DM10 of the SADMP.

9. Equality Implications

9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3. There are no known equality implications arising directly from this development.

10. Conclusion

10.1. By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposals would comply with Policy DM10 of the SADMP. The proposal can therefore be supported.

11. Recommendation

11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. **Conditions and Reasons**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the submitted application details, as follows:

- Proposed Site Plan - Drg No. 1685-100 Rev C10 (received on 22/09/2023)
- Proposed Elevation Plan - Drg No. A107 (received on 22/09/2023)
- AC Cladding Rev A - Drg No. A106 (received on 22/09/2023)
- Site Location Plan (received on 22/09/2023)

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

11.3. **Notes to Applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.