DELEGATED REPORT

Recommendation Made: 2 June 2011

Reference:- 11/00291/FUL **Parish:- Burbage Parish Council**

Applicant:- Burbage Congregational Church
10A Church Street
Burbage
Hinckley
Leicestershire

Location:- 10A Church Street Burbage Hinckley Leicestershire LE10 2DD

Proposal:- ERECTION OF A BOUNDARY WALL.

Introduction:-

Full planning permission is sought for the erection of a boundary wall.

The proposed wall intends to span the entire width of the sites front boundary, comprising of a brick wall to the lower proportion with railings above to a maximum height of 1 metre with brick piers and capping measuring a maximum height of 1.5 metres.

The materials proposed are reclaimed blue bricks, Victorian style railings and natural stone pier caps. Attempts have been made to secure the submission of the proposed samples during the course of the application, however no such samples have been received.

The site is located within the settlement boundary of Burbage and located with Burbage Conservation Area, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement which states that the wall will be built using bricks and pillar caps to match the existing wall to the front of the church and is considered to enhance the Conservation Area.

Planning History

75/01365/4M	Erection of office and toilet	Approved	25.11.75
99/00062/ADV	Display of applied lettering and cross	Approved	18.02.99
04/00318/CON	Demolition of existing timber Shed and concrete garages, removal of corrugated sheet roof	Approved	10.05.04
04/00317/FUL	Re-roofing of existing rear Extension and erection of new toilet block including demolition of existing outbuildings.	Approved	10.05.04

Consultations:-

No comments from:-

Head of Community Services (Land Drainage)

No objections from:-

Director of Environment and Transport (Highways)
Burbage Parish Council

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment.

Local Development Framework: Core Strategy (2009)

Policy 4: Development in Burbage

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Policy BE7: Development in Conservation Areas

Other Material Guidance

Burbage Village Design Statement identifies the site within Zone 1: Conservation Area.

Appraisal:-

The main considerations with regards to this application are the principle of development, siting and design, highway considerations and impact upon the Conservation Area.

The site is located within the settlement boundary of Burbage, as defined on the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

The proposed wall is intended to be situated along the front boundary of Burbage Congregational Church, which already has a small stretch of boundary wall adjacent. The design of the wall is set to be of a similar external appearance to that of the existing wall, using matching materials. There are also number of other brick walls within the vicinity ranging from 0.5 to 1 metre in height with various brick types and finishes. As such it is considered that low level brick walls are characteristic of the area and that the general siting, scale and design of the wall appears in keeping with character of the area and not to the detriment of the streetscene.

Given the scale of the proposed wall and the ‘no objection’ from the Director of Environment and Transport (Highways) it is not considered that the wall would give rise to any significant impacts upon highway safety.

The proposal is located within Burbage Conservation Area. It is a statutory requirement that any new development should at least preserve the character of the Conservation Area. It is considered by virtue of the scale and design of the proposed wall, which will be similar to that of the existing, that the scheme would at least preserve the character of the Burbage Conservation Area. As such, the scheme is considered in conformity of the principles laid out within the Burbage Village Design Statement.

It is not considered that the proposed wall would result in any impacts upon residential amenity.

In conclusion, the principle of development in this location is considered acceptable. Resultant of the proposed scale, the materials proposed and the fact that there are a number of other low level brick walls in the area, the wall will not appear out of character and will have no detrimental impacts on the visual amenity of

the street scene. The proposed wall is not considered to give rise to any significant impacts upon highway safety and is considered to preserve the character and appearance of Burbage Conservation Area. Accordingly, the application is recommended for planning permission, subject to the imposition of planning conditions.

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 as it is considered characteristic of the surrounding area and would not be detrimental to visual or residential amenity or highway safety and the scheme is considered to preserve the character and appearance of the Burbage Conservation Area.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, BE7.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 4.

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 amended details: OS Sitemap (Scale 1:1250); OS Sitemap (Scale 1:500); Proposed Brick Wall, Congregational Church, Burbage (Scale 1:100) received by the Local Planning Authority on 14 April 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used in the wall shall first be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

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 Policies BE1 and BE7 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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