DELEGATED REPORT

Recommendation Made: 31 August 2011

Reference:- 11/00524/COU **Parish:- Twycross Parish Council**

Applicant:- Mr And Mrs R. Parker
Hill Cottage
Orton Lane
Orton on the Hill
Atherstone

Location:- Hill Cottage Orton Lane Orton On The Hill Atherstone Leicestershire

Proposal:- CHANGE OF USE FROM OFFICE BLOCK TO GARAGES/STORES.

Introduction:-

Full planning permission is sought for the change of use of an office block to garage/stores.

The office block currently houses 4 no. offices and a lobby area, with the conversion resulting in a double garage, and 2 no. store areas.

There will be no change to the existing walls and roof, with the exception of the removal of an existing glazing and frame in the rear elevation and an internal wall is to be replaced with a beam to allow for vehicular access to the garage area.

The building is for use of the occupiers of Hill Cottage. The building lies to the east of Hill Cottage and located outside of the settlement boundary of Orton on the Hill, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement that confirms the offices have not been in used for some time and that garages and storage is required to house mowers and maintenance equipment to be used in conjunction with Hill Cottage.

Relevant Planning History

04/00023/FUL	Change of Use of part of adjacent Paddock to residential curtilage and extensions and alterations to dwelling	Approved	29/03/04
98/00383/FUL	Conversion of stables to offices	Approved	22/07/98

Consultations:-

No comments/objections have been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)

Site notice displayed.

No other letters of representation have been received.

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas.

Local Development Framework: Core Strategy (2009)

No relevant policies

Hinckley & Bosworth Local Plan (2001)

The site is outside the settlement boundary of Orton on the Hill, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy NE5: Development in the Countryside

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations in respect of this application are the principle of development and impact upon the countryside, design, highway considerations and impact upon residential amenity.

Principle of Development and Impact Upon the Countryside

Both PSS7 and Policy NE5 are generally supportive of development in the countryside providing that it does not result in any material harm to the existing character of the landscape. It is considered that there is an established residential use on the site and as such the principle of residential development in this location has already been established. The conversion of the building to a garage and store is not considered to give rise to any material impacts upon the countryside, over and above that of the existing office building. As such, the proposal is considered in compliance with Saved Policy NE5 and overarching intention of PPS7.

Design

The alterations to the building are considered minor and would not be visible from the surrounding countryside location or the public highway. As such the scheme is considered to be acceptable and in accordance with Saved Policy BE1 of the Local Plan.

Highway Considerations

The conversion will provide an additional 2 no. off street car parking spaces and the garage it to be used in conjunction with the existing dwelling on site and therefore should not give rise to any additional vehicular movements. The scheme has been considered by the Director of Environment and Transport (Highways) who has no objection to the scheme. In summary, it is not considered that there would be any significant impacts upon highways safety. Accordingly the development accords with Saved Policy T5 of the Local Plan.

Impact upon Residential Amenity

There are no residential dwellings within the vicinity that would be impacted upon as a result of the conversion.

Conclusion

In conclusion, the principle of a conversion from offices to garages is considered acceptable in this residential setting and is not considered to give rise to any significant material impacts upon the character and appearance of the countryside, highway safety or residential amenity. 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.

Hinckley & Bosworth Local Plan (2001):- Policies NE5, BE1, 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 amended details: OS Sitemap (Scale 1:1250); Block Plan Drawing No. 11360.2; Plans and Elevations Drawing No. 11360.1 received by the Local Planning Authority on 8 July 2011.

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.

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).

Contact Officer:- Ebbony Mattley Ext 5691