DELEGATED REPORT

Recommendation Made: 12 July 2011

Reference:- 11/00415/FUL **Parish:- Hinckley**

Applicant:- Mr Adam Bennett
Rugby Road
Hinckley
Leics
LE10 0QG

Location:- 8 Hawley Road Hinckley Leicestershire LE10 0PR

Proposal:- ALTERATIONS TO PREMISES

Introduction:-

This application seeks full planning permission for external alterations to a Victorian commercial building.

The building is of typical historic industrial form, having regular openings on its principle elevation and being constructed from red brick. The fenestration has sandstone cills and arched brick headers. There is a detailed pedestrian entrance towards the eastern end of the front elevation and a double height passageway for vehicular entrance at the opposite end.

The building is set back from the road and has parking across its frontage.

The application proposes to infill the existing vehicular entrance. To the Hawley Road elevation a new window is proposed, with infill brickwork below, and to the rear elevation a roller shutter door is proposed with glazing above.

Relevant Planning History: -

06/01137/FUL	Demolition of 8 Hawley Road erection of 24 residential Units and with parking and access	Refused	06.12.06
06/00313/FUL	Demolition of 8 Hawley Road erection of 24 residential Units and with parking and access	Withdrawn	11.09.06
96/00744/FUL	Industrial/commercial development B1, B2, B8	Approved	11.12.96
95/00932/FUL	Three 2 storey industrial/ office units B1, B2, B8	Approved	07.02.96

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Hinckley Town Centre Area Action Plan (2011)

Policy 1 – Development in Hinckley

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed alteration on the character and appearance of the existing building.

The Principle of Development

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

Impact on character of existing building and Street Scene.

The existing vehicular opening on the front elevation of the building is to be enclosed through the installation of a new window with brickwork below. The existing detail surrounding the opening and the proportions of the opening are to be retained. The style of fenestration chosen is reflective of that in the existing building, however a sample of the frame and finish will be requested by condition. To ensure the brickwork is appropriate, a sample will be requested and as no cross section of the opening has been submitted, a condition will be placed on the application which requires details to be submitted illustrating the reveal to the brickwork and fenestration. This will ensure the existing opening remains legible and will retain the character of the building.

By virtue of its age, the building also has a detailed rear elevation. Although the application proposes a roller shutter door, which is not appropriate to the style of the building due to its design and fixing to the building, the original opening will remain intact, and if removed there would be little damage to the fabric of the building. To ensure the roller shutter does not have a detrimental impact on the appearance of the building, the application will be subject to a condition requiring it to be painted black. The fenestration proposed above the roller shutter is the same as that on the front elevation, and thus the conditions relating to materials and finish will also apply. As this elevation is not visible from the street scene, on balance the proposed changes are not of a degree which would be harmful to the character of the building or would warrant refusal of the application.

Accordingly, based on the above and subject to the conditions outlined, the proposal is not considered detrimental to the character of the building and is in accordance with policy BE1 of the Local Plan.

Highways

The opening to be enclosed provides vehicular access to the rear of the site. However there is an additional access further west of the site, providing access to the rear of the building. Accordingly there will be no adverse impacts in terms of Highway Safety.

Conclusion

The design of the proposal ensures that the existing features and proportions of the building are retained. Therefore subject to the conditions outlined above, there are considered to be no material impacts on the character of the existing building or street scene and the proposal is considered acceptable and in accordance with policy BE1 of the 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 by virtue of its design would have no material impacts on residential amenity, the character of the building or the visual amenity of the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1
Core Strategy (2009) Policy 1
Hinckley Town Centre Area Action Plan (2011)

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: Drg No:- 10/06 20 received by the Local Planning Authority on the 23/06/11

3 Before development commences, full details of the window style, material, finish and reveal shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

4 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed alteration shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

5 The roller shutter identified on drawing number 20 on the rear elevation of the building shall be painted black and shall remain so thereafter unless otherwise agreed in writing by 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 In the interests of the character of the existing building and the visual amenity of the street scene. To accord with Policy BE1 of the adopted Local Plan.

4 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5 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).

Contact Officer:- Eleanor Shaw Ext 5680