DELEGATED REPORT

Recommendation Made: 2 June 2008

Reference:- 08/00302/FUL **Parish:-**

Applicant:- Mrs Anne Knight
16 Springfield Road
Hinckley
Leicestershire
LE10 1AN

Location:- Land At Springfield Road Hinckley Leicestershire

Proposal:- ERECTION OF ONE DWELLING

Introduction:-

This is a full application for the erection of a four bedroomed, 2 1/2 storey dwelling on a site which is currently occupied by a double garage, within a residential area of Hinckley.

The street is characterised by a mixture of dwellings of various designs, types and styles including detached, semi detached and bungalows.

There is a 2 1/2 storey house which has a double garage to the western boundary of the site , and the eastern plot contains a double garage.

Amended plans have been received to bring the front elevation of the proposal forward by approximately 2m and a smaller window to the western elevation a first floor level serving Bedroom 1, to provide a more satisfactory form of development.

Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage) subject to soakaway info.
Head of Community Services (Pollution).
Director of Highways, Transportation and Waste Management (Highways) subject to standing advice.

Three objections received to original scheme on the grounds of;

out of keeping with surroundings
will block light and views
windows will look into property (on opposite side of street)
proposal not in line with others properties
privacy will be infringed
create an undesirable precedent
windows facing garden
height of property is inappropriate
misleading numbering on plans and boundary of garden
proposal will project along side boundary

No further objections received in relation to the amended plans.

Development Plan Policies:-

Within Settlement Boundary of Hinckley
BE1 - Design and Siting
RES5 - Residential Proposals on Unallocated Sites
REC3 - Childrens Play and Open Space

T5 - Highway Design and Vehicle Parking Standards
SPG on New Residential Development
SPG on Play and Open Space.

Appraisal:-

The site is within the settlement boundary of Hinckley and within a residential area where the principle of residential development is acceptable subject to meeting relevant design criteria.

There is a mix of types, styles and designs within the street scene. Therefore, the proposal is not out of keeping in terms of design or scale. The street scene drawing shows that the proposal is of similar height to the adjacent two dwellings.

The proposal is set back from the highway further than the adjacent dwellings on this part of Springfield Road to accommodate a single garage at the front of the site, it will therefore not be prominent within the street scene. It is of a scale that relates to and respects the scale of both adjacent dwellings.

The single storey element to the rear projects further than the existing dwelling to the western side, However, this plot does include a side garden behind the existing garage. There are no neighbour issues to the eastern side as this plot contains a double garage. The proposal is not considered to have an unduly detrimental impact on the amenities of the occupiers of neighbouring dwellings. Adequate private amenity space is provided. Adequate off-street parking provision is also provided, although there will be a loss of parking to the users of the existing garage. The Highway Authority does not object but refer to standing advice in terms of the provision of adequate visibility splays etc.

A financial contribution will be required towards the provision and maintenance of public play and open space in accordance with policy REC3, SPG on Play and Open Space and in line with the Council's Green Space Strategy and Audit

Conclusion

The erection of an additional dwelling on this plot is considered to be acceptable in principle. The proposal provides no unduly detrimental impact on the amenities of adjacent dwellings or the street scene and provides adequate private amenity space and parking for both existing and proposed dwellings. Overall it is considered that there is no sustainable reason to refuse the application and it is therefore recommended for approval subject to conditions.

Details of materials have been included on the submitted plan, however, the agent has agreed to a condition as samples have not been submitted.

RECOMMENDATION :- Permit subject to the following conditions :-

RES 5

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 This permission relates to the application as revised by amended plan No. 06;488 received by the Local Planning Authority on 20 May 2008.

3 The car parking (including garage space) shown on the submitted plan shall be provided before the new dwelling is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

4 Prior to the development commencing on site the car parking (including garage) space shown on the approved plan shall be provided solely for the use of the occupiers of the dwelling hereby approved

(- non garage door)

and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

5 The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

6 Before first occupation of the dwelling hereby permitted, the access drive and parking spaces shown on the approved plan shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

7 Before first occupation of the dwelling hereby approved, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the vehicular accesses with nothing within those splays higher than 0.6 metres above ground level and shall be so maintained in at all times thereafter, where in the control of the applicant.

8 No gates shall be erected to the parking area.

9 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed 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.

10 No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

11 The windows serving the en suite and toilet in the western elevation at first floor level shall be obscurely glazed and the glazing retained at all times thereafter. The details of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling hereby approved. 2nd floor ?

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To define the permission.

3 To enable a vehicle to stand clear of the highway to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 To reduce the possibility of deleterious material (loose stones etc.) being deposited in the public highway and in the interests of general highway safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5 In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

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

8 To ensure that the development contributes towards the provision of public play and open space facilities within the vicinity of the site to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on Play and Open Space.

9 To ensure that an adequate line of vision is available in the interests of road safety to accord with policy BE1 of the Hinckley and Bosworth Local Plan.

10 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

11 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

Notes to Applicant:-

- 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 6th 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 In relation to Condition 5, a financial contribution of £1241 is required towards the provision and maintenance of public play and open space.

5 Surface water should be discharged to a soakaway, subject to satisfactorily permeable ground strata, in which case the soakaway must be constructed either as a brick or concrete lines chamber with access for maintenance or, alternatively, assembled from units of one of the newer, modular systems comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

Contact Officer:- Mrs L Forman Ext 5682