DELEGATED REPORT

Recommendation Made: 6 August 2009

Reference:- 09/00445/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Ben Handford
Flying Spares Ltd
Station Road Industrial Estate
Market Bosworth
Nuneaton

Location:- Unit 3 Station Road Market Bosworth Nuneaton Leicestershire

Proposal:- ERECTION OF COVERED STORAGE AREA

Introduction:-

Flying Spares is a specialist vehicle breaker and parts supply company that deals only with Rolls Royce and Bentley cars.

The current site comprises a modified buff brick built building of both single and two storey scale and occupies a secluded position at the rear of the Station Road industrial estate. As part of the use, a degree of outside storage exists in the yard area, as well as outside areas for the parking of vehicles.

This application proposes the erection of a 1 ½ storey extension to the existing building. The extension will develop the existing outside storage area. The extension is proposed to be of a portal frame construction with both elevations and the roof being of steel clad design.

Planning History

None relevant, however pre-application advice sought in respect of this proposal.

Consultations:-

Market Bosworth Parish Council raises no objection.

Market Bosworth Society raises no objection.

Director of Community Services (Ecology) raises no objection subject to a watching brief for protected species being maintained.

Head of Community Services (Land Drainage) raises no objection

Development Plan Policies:-

EMP1
BE1
Employment Land Study 2004

Appraisal:-

The key issues with regard to this proposal are the principle for further extensions, the acceptability of the design of the extensions and the impact on the amenities of the adjacent occupiers.

The Station Road Industrial Estate is identified in the Adopted Local Plan and is subject to the controls of Policy EMP1, which seeks to retain the use of the estate for employment purposes. In accordance with the policy requirements, The Employment Land Study of 2004 indicates that the site should be

retained further for employment purposes. Accordingly, there is a presumption in favour of development at the site subject to all other planning matters being appropriately addressed.

The proposed extension will develop the existing outside storage area that is currently a secure compound area used for the storage of large car parts such as engines, chassis and large body panels. This area is not available for off street car parking and therefore the extension does not seek to development the site at a loss to vehicle parking provision. Furthermore, the development doe snot result in a significant increase in floor space that would require the additional provision of car parking.

The 1 ½ storey scale of the extension generally accords with the scale of the existing buildings, all be it, it will abut a single storey mono pitch extension to the original building. The highest point of the proposed extension will be 1.1 metres higher than the highest point of the building it abuts. Other building on the estate are of a mix of single and two storey scale and therefore the proposed marginal height increase is not considered inappropriate in terms of its scale in this locality.

The extension will be sited due south of the rear gardens of the nearest residential dwellings on Station Road, however it will be inline with the nearest point of the existing buildings where a separation distance of 23.5 metres exists between the rear elevation of the dwellings and the end elevation of the extension. Adjacent to the sites boundary and within the garden of the adjacent dwelling there are a number of conifer trees of heights approximately 5.4 metres. The extension, by way of its siting and the separation distance available and the presence of the neighbours trees, cannot be considered to be to the detriment of the amenities currently experienced by the occupiers. Furthermore, no objection has been received from the occupiers of these dwellings.

In support of the proposal, it is appropriate to consider that the proposal will be removing an area that has historically been used for outside storage which by the nature of the applicants business could be to the detriment of the amenities of the nearby occupiers through noise and general disturbance. The proposed extension, by way of its position, will remove this outside storage and potentially improve the situation between the conflicting commercial and residential uses.

The design of the extension is considered acceptable as it maintains the pitched roof character of the wider industrial estate. The mono-pitch form is not beyond the character and adds a element of variation to the overall form of buildings within the estate.

The proposed steel profile sheet cladding to the elevations of the extension is not considered the most appropriate material as existing buildings are predominately brick and block built. The concerns about the elevation materials have been raised with the applicant's agent who is happy to use alternative materials to ensure the proposal is acceptable to the planning authority. The preferred option would be to use brick elevations with steel profiled cladding to the roof. However, the exact appearance of the building and the materials of construction be controlled by way of a condition of the planning permission.

In summary, the extension proposes an acceptable addition to these commercial premises without resulting in any detriment to the amenities of others. The scheme will remove an element of outside storage and therefore results in a marginal planning gain.

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 and would not be to the detriment of highway safety, residential amenity or the character and appearance of the surrounding area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, EMP1, T5 and the Employment Land Study 2004

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

2 Notwithstanding the detail shown on the approved plan, before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension 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.

Reasons :-

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

2 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 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. 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).

5 List of plans used in the determination of this application:- FS/001, FS/002, FS/003 and FS/005i.

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