

Delegated Report

Planning Reference: 25/00303/FUL
Applicant(s): Mr L Aracsi
Ward: Burbage, Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: Tollgate Garage, 50A Coventry Road, Burbage

Proposal: Single storey rear extension including additional alterations

Case Officer: Ashleigh Gade (Senior Planning Officer)

1. Recommendations

- 1.1. **Grant planning permission** subject to:
- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This application is for the construction of a single storey rear extension and alterations to the existing roof form comprising the addition of a gabled roof at the existing motor repair business known as Tollgate Garage at 50A Coventry Road, Burbage.
- 2.2. The proposed alterations to the existing roof form involve the removal of the flat roof to the rear of the existing building and replacement with a gabled roof form, to match the height and width of the existing gabled roof on the central section of the building.
- 2.3. The proposed gabled roof over the existing section of the building extends beyond the western wall of the existing to match the width of the central gable. This creates a covered overhang area 6.5 metres in length and 0.95 metres in width on the western elevation of the building.
- 2.4. The proposed rear extension projects 4.4 metres from the existing rear elevation and has a width of 5.17 metres. The total floor area of the extension is 22.7 square metres. The proposed rear extension has an eaves height of 2.73 metres and a ridge height of 4.39 metres.
- 2.5. The proposed rear extension is to be rendered in white to match the finish of the existing building. The replacement roof and rear extension roof are to be tiled to match the roof of the existing building.
- 2.6. The application does not involve any changes to staffing numbers or hours of operation for the business. There is no loss to the number of existing car parking spaces, all of which are located forward of the principal elevation of the building.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Burbage. It contains an existing motor repair business known as Tollgate Garage.
- 3.2. The application site contains the motor repair buildings which are a series of attached and interconnected buildings with hardstanding to the front between the principal elevation and Coventry Road.
- 3.3. The central building is rectangular with a gable roof and brick chimney. Forward of the gable end of the central building are flat roof front extensions. There is a vehicle roller door to the east and a reception area with pedestrian door and window central to the principal elevation. The building as viewed from Coventry Road is rendered in white with a tiled roof.
- 3.4. The application site has existing access from Coventry Road which is an adopted, unclassified road subject to a 30mph speed limit.
- 3.5. The application site is neighboured to the west by a building currently undergoing construction works in association with planning permission for use as an office. To the east the site is neighboured by a two-storey detached dwelling which is within the blue-line boundary identified on the application documentation. To the north is grassed land with intermittent trees that is also within the blue-line boundary and is used as extended amenity space for the dwelling to the east.
- 3.6. The surrounding area predominantly comprises residential development with a mix of generally two-storey detached or semi-detached dwellings. The village centre of Burbage is located to the east of the site.

4. Relevant Planning History

Nil.

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours.
- 5.2. No responses were received.

6. Consultation

- 6.1 Burbage Parish Council were consulted and had no objections.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 4: Development in Burbage

- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
 - Policy DM19: Existing Employment Sites
- 7.3 Burbage Neighbourhood Plan (2021)
- Policy 3: Business and Retail
- 7.4 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)
- 7.5 Other Relevant Guidance:
- Good Design Guide (2020)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

- 8.1. Key issues:
- Assessment against strategic planning policies
 - Design and impact upon the character of the area
 - Impact upon residential amenity
 - Impact upon highway safety and parking provision

Assessment against strategic planning policies

- 8.1 The National Planning Policy Framework (NPPF) identified that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decision. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.
- 8.3 The development plan in this instance consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

- 8.4 The application site is located within the settlement boundary of Burbage and is already in use as a motor vehicle repair business.
- 8.5 This application seeks planning permission for an extension to the existing building comprising an area of 23 square metres as well as changing the roof form of a portion of the existing building. These works will facilitate the operation of the existing business and therefore contribute to the local economy.
- 8.6 The proposal is therefore accordingly considered to constitute sustainable development and is considered acceptable in principle.

Design and impact upon the character of the area

- 8.7 Paragraph 139 of the NPPF states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance.
- 8.8 Policy DM10 of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.9 Policy 3 of the Burbage Neighbourhood Plan states that business and retail development will be considered suitable where it is in keeping with the scale, form and character of its surroundings.
- 8.10 The proposed development involves the replacement of an existing flat roof section of the building with a gable roof and the construction of a single storey rear extension with a length of 4.4 metres and width of 5.17 metres. The ridge of the replacement gable roof will match the height of the existing central gable while the ridge of the proposed rear extension is set down by 0.27 metres to create a modest visual subserviency.
- 8.11 The proposed development incorporates materials that match the existing building. The rear extension is to have rendered walls to match the white rendered finish of the existing building. The new roofing on the existing building and the proposed rear extension is to be tile in a colour to match the existing tiled gable roof of the building.
- 8.12 The siting of the proposed works toward the rear of the site behind the existing central gabled roof means that they will not be readily visible from Coventry Road.
- 8.13 It is therefore considered that the proposal would comply with Paragraph 139 of the NPPF, Policy DM10 of the SADMP and Policy 3 of the Burbage Neighbourhood Plan.

Impact upon residential amenity

- 8.14 Paragraph 198 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 8.15 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.16 As the neighbouring building to the west is undergoing a change of use to an office and there are no residences directly to the rear of the application site, it is considered that the most impacted residential land would be 50 Coventry Road to the east. The dwelling and amenity space at 50 Coventry Road are within the blue-line boundary.
- 8.17 The proposed replacement gable roof would increase the height of the building as viewed from the neighbouring land by 2 metres. Nonetheless, the building remains single storey and has existing boundary fencing along the eastern elevation where the building is located adjacent the boundary with 50 Coventry Road.
- 8.18 The proposal does not involve any increase to staff numbers at the existing motor repair business nor is there any proposed change to hours of operation. The applicant has confirmed that the proposed rear extension is intended to provide covered storage of existing items on the site and therefore does not represent any increase in capacity or uplift in operations at the site.
- 8.19 It is therefore considered that the proposal would not result in any significant adverse impacts to neighbouring residential amenity and would be in accordance with Paragraph 198 of the NPPF and Policy DM10 of the SADMP.

Impact upon highway safety and parking provision

- 8.20 Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, that would not have a significant adverse impact upon highway safety, and can demonstrate that residual cumulative impacts on the transport network would not be severe. Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision.
- 8.21 The relevant highway design standards are set out in the most up to date guidance adopted by the relevant Local Highway Authority (LHA) which is currently the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.22 The LHDG seeks that B2 (general industry) premises under 2,500 square metres provide 1 off-street car parking space per 50 square metres of floor area. The

proposal increases the floor area of the motor repair buildings to 153 square metres. It is therefore required that the site demonstrate 3 off-street car parking spaces.

- 8.23 The existing hardstanding area between the principal elevation of the existing buildings and the highway can accommodate at least 3 cars. The access to the site from Coventry Road is existing.
- 8.24 It is therefore considered that the development would not result in any unacceptable impacts to highway safety and would provide an appropriate level of off-street parking, in compliance with Policy DM17 and DM18 of the SADMP and the LHDG.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 It is considered that the proposal has demonstrated sufficient compliance with all relevant national and local planning policies, and it is therefore recommended that planning permission be granted, subject to conditions.

11. Recommendation**11.1 Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Floor Plan, Elevations, Block Plan, Drg No. Planning 01 (received: 04.03.2025)
- Planning, Design & Access Statement (received: 31.03.2025)

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alteration hereby permitted shall match the corresponding materials of the existing building.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.