DELEGATED REPORT

Recommendation Made: 14 August 2009

Reference:- 09/00478/FUL **Parish:- Desford Parish Council**

Applicant:- Mr L Vujovic
60 High Street
Desford
Leicestershire
LE9 9JF

Location:- 60 High Street Desford Leicester LE9 9JF

Proposal:- ALTERATIONS TO FRONT GARDEN TO FORM ADDITIONAL CAR PARKING SPACE.

Introduction:-

This is a full application for the creation of an additional parking space to the front of 60 High Street Desford. The application property comprises a white rendered semi-detached double frontage cottage. The property is elevated from the road with one tarmaced parking space abutting the highway. The current drive is substandard in terms of pedestrian visibility, and has no turning facility. The remainder of the frontage comprises a raised grassed area, surrounded by a stone retaining wall.

The application property is situated in the Conservation Area. The property to the east has a levelled tarmac drive abutting the highway, whilst the property to the west has a single space adjacent to the common boundary. A stone retaining wall runs along the highway boundary to the front of the application property and its neighbour to the west. There are a mix of house types, ages and designs in this part of the Conservation Area, with dwellings both fronting, and being stepped back from the highway.

The scheme proposes to extend the width of the existing parking space by approximately 2.5m, cutting away the grassed area and realigning the stone wall accordingly. The realigned wall will improve pedestrian visibility.

Consultations:-

Environmental Services (drainage) have commented that all hardsurfaces should be permeable.

Leicestershire County Highways have issued standing advice, and have commented that any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

Development Plan Policies:-

BE1- Siting and Design

BE7 - Development in Conservation Areas

T5 - Highways and Parking Design

Appraisal:-

The main issues for consideration in this case of the impacts of the development on the character of the street scene and Conservation Area, and on highway safety.

Street Scene and Conservation Area

Although the application will introduce further hard surfacing to the Conservation Area, which is relatively green in character, a proportion of the front garden is to be retained. Further, the semi-detached properties to the East are stepped back from the highway and are hard surfaced to the front. Accordingly, due to the scale of development proposed and the range of frontages along this stretch of road, on balance, it is not considered that the development proposed will have a material impact on the character of the street scene or Conservation Area.

Highway Safety

The Highways authority have commented that, although the proposed development does not strictly comply with their standard guidance, however as pedestrian visibility will be improved and off street parking provision increased, this overcomes any concerns.

Other Issues

There is a street light situated part way across the proposed access, which if left, would compromise the use of the proposed parking space, rendering the development unusable. Accordingly the applicant would need to apply to the County Highways Authority to remove the street light, and re-site it in an agreed location. This would be at the applicant's expense, and works would need to be completed to an agreed standard.

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. Resultant of the design, scale and materials proposed the development is not considered to have a material impact on either the character of the Conservation Area or street scene, or on highway safety. Accordingly the development is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7, T5

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

2 The application hereby permitted shall be constructed in accordance with the details contained within the Design and Access Statement received by the Council on 20/08/09.

Reasons :-

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

2 In the interests of road safety, to ensure that the development does not contribute to surface water runoff, to ensure that the development does not have a detrimental impact on the character of the Desford Conservation Area or on the character of the street scene. To accord with policies T5, BE1 and BE7 of the adopted Hinckley and 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:-Drg Nos: 1545-03-A3; 1545-01-A3; 1545-02-A3 rev A

6 Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Northern/Southern Area Manager - (telephone 0116 3052104/0116 3052202.)

7 In relation to condition 3, specific reference is made to sections 1.5 and 2.6 of the Design and Access Statement.

Contact Officer:- Eleanor Shaw Ext 5691