DELEGATED REPORT

Recommendation Made: 17 October 2011

Reference:- 11/00711/FUL **Parish:- Peckleton Parish Council**

Applicant:- Mr D Taylor
Leicester Road
Earl Shilton
Leicester
Leicestershire

Location:- L M D Associates Link Marketing Display Ltd Leicester Road Peckleton Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO EXISTING BUILDING INCLUDING THE ERECTION OF A FREE STANDING STORAGE BUILDING.

Introduction:-

Planning permission is sought for an extension to LMD Associates at Leicester Road, Peckleton and the erection of an external storage building.

The site is located to the west of Leicester Road (A47), to the north of Earl Shilton. It is an isolated manufacturing building with associated parking and storage. The existing building runs north to south with a barrel roof.

It is proposed to extend the existing building to the south by 8 metres and extending the whole width of the existing building with a flat roofed extension. The proposal would have brick work at ground floor level with metal sheeting cladding at first floor. Windows are shown at first floor and a first floor plan showing a mezzanine has been submitted.

A free standing storage building measuring 13m by 9m and height of 4.1 m to the eves is proposed to the north of the main building adjacent to an existing storage building. The proposed building would have a pitched roof with a large roller door to the front. As part of the application the parking will be formalised and a total of 49 spaces would be provided.

Relevant Planning History

04/00594/TEMP	Erection of a temporary building	Approved	12.07.2004
00/00663/FUL	Construction of reed bed and soakaway	Approved	06.09.2000
96/00169/COU	Change of use from Class B8 (warehousing) to Class B2 (General Industry)	Approved	03.04.96

Consultations:-

No objection has been received from

Director of Environment and Transport (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)
Blaby District Council

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.
Policy NE5- Development in the countryside
Policy T5- Highway design and vehicle parking standards
Policy EMP4- Employment development

Appraisal:-

The main issues for consideration are the principle of the development, and the design and appearance of the extension.

Principle
The site is located in the countryside which is protected for its own sake by policy NE5. This policy outlines what development is acceptable in the countryside and supports development if it is important for the local economy or is an extension to existing buildings. It is therefore considered that the proposal is acceptable in principle.

Appearance
The site is located to the west of the A47 to the north of Earl Shilton. The site is screened by dense planting to the north south and west and there is a line of trees and shrubs to the east separating the site from the A47. The proposed extension is a flat roofed part brick, part metal clad proposal which does not continue the barrel roof form over the extension. A lot of agricultural buildings, found within the countryside are constructed from similar materials and take a similar form. Whilst glimpses of the proposed site are visible through the trees there is enough of a screen so as the proposal would not result in a detrimental effect on the visual amenity of the area. It is considered that the proposal would not detrimentally affect the appearance of the area and therefore would comply with Policy BE1 and NE5 of the adopted Local Plan.

The proposed free standing building would match the details of an existing free standing building already within the site. The location adjacent to this structure would provide additional storage and assist in tidying up the site. It is considered that due to its location and form this element of the scheme is acceptable.

Parking
The proposal would provide 49 parking spaces and provide enough room for turning of delivery vehicles. It is not proposed to build on any existing parking. It is considered that there is sufficient parking on the site for the proposal.

Conclusion
The proposal for a two storey extension s not considered to have a significant detrimental affect on the visual amenities of the area. There is sufficient off street parking within the site to cater for the extension. The proposal is therefore considered to be acceptable.

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 the siting, screening and amount of parking space the extension and separate storage building would be in accordance with the development plan and would not result in any material impact upon the amenities of others.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5, NE5, EMP4

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: MSP..789/001, /002, /003, /006, /007 received 01.09.11, and Proposed extensions ground floor and first floor received 14.10.11

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed building 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 For the avoidance of doubt and in the interests of proper planning.

3 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).

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