DELEGATED REPORT

Recommendation Made: 17 July 2009

Reference:- 09/00505/C **Parish:- Hinckley**

Applicant:- Leicestershire County Council
County Hall
Glenfield
LE3 8TE
Leics

Location:- John Cleveland College Butt Lane Hinckley Leicestershire LE10 1LD

Proposal:- ERECTION OF 4 NO. DOUBLE GARAGES AND ROOF TO ENCLOSED COURTYARD (2009/L087/04)

Introduction:-

This is a county council application for the creation of a dance studio by the covering of an open courtyard which is enclosed by an existing building within the college complex to the south east corner. The roof will be glazed in order to give natural light within the proposal and will protrude above the esisting flat roof.

The proposal also includes the erection of two double garages (6 metres x 12 metres) which have the apearance of domestic concrete sectional garages which are located to the southern side of existing building, although their footprint is considerably larger than domestic garages. The garages are proposed to replace existing containers and will be used for general storage in connection with the educational use of the site.

The Design and Access Statement states that the creation dance studio will allow better use of the area and the existing lunch area and that the proposed garages will provide better storage for furniture etc. than the existing steel containers.

There are no changes to staffing levels created by these proposals.

Planning History

Various applications in relation to the use of the site as a college

Consultations:-

Not applicable.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1 considers the siting and design of development and requires development to compliment the existing character including the landscape of the area.

Appraisal:-

The roof of the dance studio will be glazed and will protrude above the existing roof of the surrounding building however, it will hardly be visible due to the size of the existing building from other viewpoints. The building is close to the golf course boundary and no neighbours are considered to be affected by this proposal.

The garages proposed are basic in design but they are intended to replace existing containers on site. They will be located well within the site and screened by existing buildings. It is not considered that the street scene or any neighbours will be affected by the proposal.

RECOMMENDATION :- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

1 Hinckley and Bosworth Borough Council has no objection to the proposals.

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).

Contact Officer:- Louise Forman Ext 5682