

Delegated Report

Planning Ref: 24/00467/FUL

Applicant: W.D. harley

Ward: Hinckley Trinity

Site: Unit 2, 22 Fieldfare Road, Hinckley

**Proposal: Proposed installation of laundrette machine
(Retrospective)**



Hinckley & Bosworth
Borough Council

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The retrospective application is for the installation of a laundrette machine at Unit 2, 22 Fieldfare Road, Hinckley, which serves as the Co-Operative.

3. Description of the site and surrounding area

- 3.1. The application site is located within the large scale Bloor housing development. The proposal site is to the Northern elevation of the Co-Operative and faces towards the existing car park. A number of residential dwellings surround the site, with the laundrette facing towards a row of residential dwellings.

4. Relevant planning history

23/00247/FUL

New shopfront, two air conditioning condenser units, and two extract grilles.

Planning Permission

16/05/2023

5. Publicity

- 5.1. The application has been publicised by posting neighbour letters, a site notice was posted within the vicinity of the site.
- 5.2. One objection was received which relates to the visual impact of the laundrette, alongside increased traffic and people visiting and lingering at the site. Concerns of mess and waste also raised.

6. Consultation

- 6.1. HBBC Pollution: No objections.
- 6.2. LCC Highways: No objections.
- 6.3. HBBC Drainage: No objections.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

8.2. The NPPF identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. 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).

Design and impact upon the character of the area

8.4. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.5. The proposal seeks to retrospectively apply for permission for the erection of a laundrette machine to the Northern elevation of Unit 2, 22 Fieldfare Road. The Unit is made up of the Co-Operative and also Greggs and an in-post locker. The unit has off-street car parking for the facilities and is surrounded by residential development. One objection has been received regarding the impacts to the visual amenity of the area. It is however considered that the introduction and installation of the laundrette is minor when considering the existing functions are the unit, as a shop, Greggs takeaway and an in-post locker. The unit is 3.1m long and 2.2m high, which is lower than the main unit. It is acknowledged that the unit does face towards residential dwellings however is separated by the existing car park. It is considered that the laundrette unit would not look out of keeping within the area.

8.6. The proposals are therefore considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

8.7. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

- 8.8. The development site is located within a reasonable distance to neighbouring residential development. The unit is however separated from residential housing development by the existing car park. A noise certificate was submitted as part of the proposal and no objections were raised by HBBC Environmental Health. It is therefore considered that the wider functions of the unit are not dissimilar to the laundrette, in terms of visitors and noise.
- 8.9. The laundrette is also not considered to cause detrimental impacts to neighbouring residents in terms of loss of light, loss of privacy, overbearing impacts or overshadowing, by way of its size, scale and location.
- 8.10. The proposals submitted under this application will cause no increased impacts upon the neighbouring units and as such it is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.11. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.12. One objection was raised relating to the number of visitors coming to the site to use the laundrette, and in addition visitors parking outside of the allocated car parking spaces, using the surrounding residential streets. LCC Highways were consulted as part of this application and raised no concerns, confirming that the proposal would not have any material impact on highways safety or vehicular parking. The objection relating to visitors parking on residential streets is not a material planning consideration, or something which planning can restrict.
- 8.13. The proposal is therefore considered to be in accordance with Policy DM17 and DM18 of the SADMP.

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. The proposal is considered acceptable due to the limited impacts upon the character of the area and the amenity of adjacent buildings. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

11. **Recommendation**

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons**

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

Existing and Proposed Block Plan Drg No. ME-CE-CO-10-101 Rev A
Location Plan Drg No. ME-CE-CO-10-100
Laundrette Elevations Drg No. ME-CE-CO-10-400
Laundry Kiosk COMPACT V3 - Installation and instructions manual
Noise Certificate
Planning Statement

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.