

Delegated Report

Planning Ref: 23/00578/HOU
Applicant: Mr and Mrs Veli
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 158 Leicester Road Groby Leicester

Proposal: Proposed Dropped Kerb

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 application seeks consent for a proposed dropped kerb at 158 Leicester Road, Groby.
- 2.2. The proposed dropped kerb measures approximately 10.00 metres in width.

3. Description of the site and surrounding area

- 3.1. The application dwelling relates to a detached bungalow situated within the settlement boundary of Groby. The dwelling is a brick built rendered bungalow with a gable roof and an attached garage to the side with a flat roof. The front driveway provides ample parking and adjoins a service road. The area is predominantly residential in nature.
3. A cycle lane is situated adjacent to the application site.
- 3.1. The surrounding properties are a variety of styles; the properties either side of the application property are two storey detached houses dating from the mid-20th Century.

4. Relevant planning history

18/01053/HOU

- Demolition of existing garage and conservatory and erection of rear extension and attached garage, increase in ridge height for loft conversion and dormer
- PER
- 11.12.2018

21/00718/NMA

- Non material amendment to planning permission 18/01053/HOU to change side window into two smaller windows and change of roof tiles from welsh slate to slate effect concrete
- PERNMA
- 16.09.2021

22/00145/NMA

- Non material amendment to planning permission 18/01053/HOU to alter windows and doors from white to anthracite grey upvc
- PERNMA
- 15.03.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. No objections have been received from LCC Highways.
6.2. No objections have been received from Groby Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 8: Key rural centres relating to Leicester
- 7.2. 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
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. There is already two existing dropped kerb accesses adjacent to the northern boundary (front) of the application site of Leicester Road. The current application seeks to increase this existing length of dropped kerbs from 10.10 metres to approximately 20.10 metres.

8.4 The proposed dropped kerb is considered to integrate well into the appearance of the street scene. Many properties along Leicester Road have dropped kerbs arguably not as wide, however it can be considered that the proposed dropped kerb would be a harmonious addition.

8.5 Overall, subject to conditions, it is considered that the proposed development would not cause any significant harm to the visual amenity of Ashby Road. The proposed development would be in accordance with Policy DM10 of the SADMP.

8.6

Impact upon neighbouring residential amenity

8.7 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.

8.8 By virtue of the siting and nature of the proposal, it would not have any material adverse impact on the residential amenity of any neighbouring properties and is therefore considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

8.9 Policies DM17 and DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety.

8.10 The existing hardstanding measures a minimum of approximately 17.40 metres in width a minimum of approximately 8.65 metres in depth meeting the dimensions as set out in paragraph 3.165 of the LHDG.

8.11 The proposal would increase the size of the existing access to span the entire width of the application dwelling. The increased access would not have any adverse impact upon the provision of adequate on-street parking along this section of Leicester Road, whereby each dwelling is served by ample off-street parking provision and the street scene provides ample street parking. It is considered that any impact upon the existing road network would not be severe.

8.12 The application dwelling is sited on a slip road off Leicester Road and therefore would not impact the main highway.

8.13 In this regard, the proposal would comply 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.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Groby and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. According to the nature of the proposed development, its context, existing similar development in the vicinity, and subject to conditions, the proposal would not cause any adverse impacts upon visual amenity or highways safety. The proposed development would not have any neighbouring residential amenity impacts. It is therefore considered that the proposal could accord with Policies DM1, DM10, DM17 and DM18 of the SADMP and is therefore recommended for approval subject to conditions.

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 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th June 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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

Proposed Site Plan, Block Plan, Drg No. AVD-776-LRG-PL02 as received by the Local Planning Authority on the 12th June 2023.

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.
2. This permission does not give the Applicant approval to work on the public highway. Therefore, prior to carrying out any works on the public highway the Applicant must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 3050 001.