DELEGATED REPORT

Recommendation Made: 18 May 2011

Reference:- 11/00011/FUL **Parish:- Witherley Parish Council**

Applicant:- Michael Liggins
5 Church Road
Witherley
Atherstone
Warwickshire

Location:- Garage Block Hall Lane Witherley Leicestershire

Proposal:- ERECTION OF GARAGE

Introduction:-

This application seeks full planning permission for the erection of a mono-pitched garage on Plot 19 of an existing garage block off Hall Lane, Witherley.

There is no existing garage on the current plot.

The proposed garage will sit within a garage block of 10 plots where in total 6 garages are on the site. It will be sited next to an existing garage to the north, wooden fencing bordering the rear gardens of no. 17 and no. 19 Hall Lane and a garage plot sits to the south.

Planning History:-

10/00756/FUL - Erection of garage on plot 23 - Approved on 18/11/2010

Consultations:-

No objections have been received from:-
Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)
Witherley Parish Council

Site notice displayed and neighbours notified.

One representation of neighbour support has been received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Witherley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed garage on the character of the area and streetscene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Witherley, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Design and impact on the character of the area

The proposed garage will be of a similar size and design to those already located on site. The garage will be constructed with concrete wall panels in a multi coloured Derbyshire spar aggregate finish with timber front fascia and side verge boards. The roof will be of a mono pitch design with a slight fall constructed of corrugated galvanised steel sheets. The garage door is horizontally ribbed, white primed galvanised steel of up and over design. The proposed materials are considered acceptable as they complement the character of surrounding garages on site.

The garage is similar in appearance to those garages already in the locality and whilst it will be seen from public view, its design is not considered to result in an adverse impact on the character of the area or streetscene. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

Neighbours amenities

The proposed garage will stand next to the boundary with the rear garden of No. 17 Hall Lane. However the 1.8m high wooden fence is considered sufficient to screen the proposed garage as it will only sit higher than the fence by 0.3m. Due to the minimal difference in height above boundary fencing it is considered there will be no adverse impact on their amenity. It is also considered that there will be no adverse impact to the properties on Orchard Close as it will sit behind an existing garage on site.

Highway safety

As the proposed garage will maintain a vehicle parking space and there are no objections on highway grounds, it is considered that there will be no impact on highway safety.

Conclusion

The proposed garage is considered to be of an acceptable design which would not harm neighbours amenity or the character of the area, street scene or highway safety.

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 and would be of an acceptable design which would not adversely affect neighbours amenity, the character of the area or street scene or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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

2 The materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

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

Drawing - 105124 - Received on 04/04/11

Drawing - 105124 (2) - Received on 04/04/11
Site Location Plan and Block Plan 04/04/11

Reasons :-

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

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919