DELEGATED REPORT

Recommendation Made: 12 May 2009

Reference:- 09/00266/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Michael Broderick
2 Aldridge Road
Burbage
Hinckley
Leics.

Location:- 2 Aldridge Road Burbage Hinckley LE10 2LH

Proposal:- EXTENSIONS AND ALTERATIONS TO BUNGALOW AND PART CHANGE OF USE TO TEACHING FACILITY (AMENDED SCHEME.)

Introduction:-

Planning permission is sought for extensions and alterations to the existing property and change of use of part of the property to enable a teaching facility to teach sign language and provide an interpretation service for deaf people. The applicant will continue to live at the property.

2 Aldridge Road is a detached bungalow set to the north-west of the junction between, Rugby Road and Aldridge Road. The bungalow is set within a large garden much of it is to the side and screened from Rugby Road by a mature hedgerow. Number 2 and 4 Aldridge Road have already benefited from considerable extensions in the past

Planning permission is sought to demolish the attached side garage, rebuilding a double garage in the north western corner of the application site. This structure has a pitched roof with ridge height of 4m and width of 5m. The garage would be accessed by a driveway to the west side of the property. It was noted on site that there are no habitable windows to the east side of the neighbouring property and it appeared that this side of the dwelling was taken up with garages and utility rooms.

It is proposed that three new rooms would be used as teaching facilities. The applicant would teach people sign language from the property as well as offering interpretation services for deaf people. The number of rooms are required to enable students to practice signing in small groups. Students are assessed through the means of a video recording and a separate room is used to practice that element of the course.

Relevant Planning History

09/00087/FUL Extensions and alterations to bungalow and part change of use to teaching facility Withdrawn

Consultations:-

Burbage Parish Council have objected considering that the proposal is overdevelopment and out of character with the area. The Parish Council considers that the proposal would generate unacceptable levels of traffic close to a road junction and the vehicle activity would disturb the neighbouring properties.

No objections received from:-
Environmental Health Officer
Land Drainage Engineer,
Director of community services (ecology)

No objections subject to conditions have been received from;
Director of Highways, transportation and Waste Management (Highways)

To date no representations have been received from neighbouring properties

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy T5- Highway design and vehicle parking standards

Supplementary Planning Guidance- (SPG) House extensions, Burbage Village Design Statement.

Appraisal:-

The main issues for consideration are the effect of the proposed extension on the street scene and appearance of the existing property and the streetscape and the development and use on the amenities of neighbouring residents and highway safety.

Extension
Two bungalows on Aldridge Road have been considerably extended in the past. It is considered that the proposal, whilst increasing the mass of the existing dwelling significantly maintains the form of the existing bungalow. It is considered that the principle of such a large extension is acceptable bearing in mind the size and locatiion of the site and its posistion in relation to surrounding properties.

The alterations are to the east of the property, located on the opposite side to the nearest dwelling. The double garage to the north western corner of the property has an eves height of 2m, just higher than the boundary treatment between the two properties. Located to the east of the garden it is not considered that the proposed double garage would be overly dominant or would significantly detrimentally affect the light to the rear amenity area of the garden. The mass, scale and appearance of the extension is considered to be acceptable.

Use
The applicant proposes to teach sign language form his home. The operation would only have one teacher operating one class at a time. The classes would have a maximum of 8 students. To the front of the property a large area of hard standing provides 4 parking spaces with 2 further spaces provided to the rear. Parking for the dwelling is provided by the garage. It is proposed to widen the vehicle access to to the west side of the front boundary, with the existing second access to the east being closed. The highway authority are not objecting to the proposal on highway safety grounds.

It is considered that the proposal would provide a useful and needed community facility providing integration for a disability group. The sign course for those with hearing will ensure that there are sufficient people with the skills to understand the deaf community.

It is considered that how the teaching facility will be run, one or two lessons per day maximum, with some classes being provided off site, the disruption to neighbouring residents will be minimal and limited to people coming and going form the property. It has been demonstrated that there is sufficient off street parking and manoeuvring space to prevent on street parking or congestion to the public highway. Whilst an unlimited teaching facility in this location may not be acceptable, the way in which the applicant intends to operate is considered appropiate and a condition limiting the use to him is included.

In balance it is considered that the proposal would not detrimentally affect the amenities of the neighbouring residents, the appearance of the property or the appearance of the streetscene. The use on such a small scale is not considered to detrimentally affect the residential character of the area. It is therefore considered that the proposal is acceptable and complies with the requirements of Policy BE1

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 due to the specific way in which the use is being operated would not harm the character of the residential area or highway safety. The proposed extensions due to the scale and siting would not detrimentally affect the street scene, or the amenities of neighbouring residents. The proposal would be in accordance with the development plan.
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 on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 No gates shall be erected to the vehicular access.

4 Prior to the development being first used the alterations to the front boundary wall facing Aldridge Road, as shown on submitted dwg no. 4163 a received 07.04.09, shall be completed in accordance with the approved plan.

5 This permission shall operate solely for the benefit of the applicant and shall not run with the land.

6 Before the first use of the development hereby permitted, the vehicle access to the site shall be provided with 4 metre control radii on the western side of the access.

7 The car parking and turning facilities shown within the curtilage if the site shall be provided before the development is brought into use and shall thereafter permanently remain avaliable for such use.

8 Before first use of the developemnt hereby permitted, its access drive and any turning space and parking space shall be surfaced with a hard bound porous material (not loose aggregate) and shall be so maintained at all times.

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 To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway, to accord with Policy T5.

4 To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential access points in the interest of highway safety and accordance with Policy T5.

5 Although the off street parking provision is likely to be acceptable for the way the applicant is proposing to use the property, a more traffic-intensive use of the premises within the same use class could be inappropriate due to the limitations of the parking area and a use not acceptable within a residential area, which would not comply with Policies T5 and BE1.

6 To enable vehicles to entre and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic within the highway in accordance with policy T5.

7 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on- street parking problems in the area and to accord with Policy T5.

8 In the interests of the amenities of neighbouring properties in accordance with policy BE1 of the Hinckley and 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 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).

5 List of plans used in the determination of this application:-
4163 a

6 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 (telephone 0116 3052202)

Contact Officer:- Sarah Humphries Ext 5680