DELEGATED REPORT

Recommendation Made: 13 October 2011

Reference:- 11/00716/FUL **Parish:- Barlestone Parish Council**

Applicant:- Elohim Church Hub
Newbold Road
Barlestone
Leicestershire

Location:- Elohim Church Hub Newbold Road Barlestone Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO PREMISES.

Introduction:-

This application seeks full planning permission for extensions and alterations to the side and rear of the premises known as the Elohim Church Hub on Newbold Road, Barlestone. The extensions will provide an additional 74 square metres of floor space and involve the enclosure of a majority of the rear yard area to extend the existing main function/meeting room of the church and the incorporation, extension and alteration of storage outbuildings at the rear to form a smaller meeting room, office and small store. The single storey extension over the rear yard is to be constructed with a flat roof with two lantern lights over and is designed with a plain clay hanging tile hipped parapet. The single storey extensions and alterations to the rear outbuildings will retain the existing flat roof design with brick parapets

The application site measures approximately 0.68 hectares and is situated within the centre of Barlestone on the junction with Newbold Road, West End and Main Street. The application building was historically a public house, but planning permission was approved for the change of use to a church in 2009. The two storey building has two storey and single storey flat roof extensions to the rear. It is constructed of white painted brickwork on the road frontages and a mix of finishes to the rear together with a slate roof. Access off Newbold Road leads to a hard surfaced yard and two storage outbuildings to the rear. A parking area for approximately 9 vehicles is also provided off Main Street to the rear of the premises. The area has a mixed character in terms of built form and comprises a range of uses including retail, commercial and residential. The site is within the Barlestone Local Shopping Centre, a designated retail area.

A Design and Access Statement has been submitted to support the application and states that the proposal aims to facilitate further community involvement by making more efficient use of the existing built form by assimilating the yard area and outbuildings to produce a fully functional and cohesive community resource. The previous applications described the types of activities that would take place on site. Activities included praying, advice drop-in centre, various study groups, children's clubs and a Sunday tea club, along with other associated uses. Additional information submitted by the agent confirms that the proposed rooms will be used for activities and events arranged, supervised and in the control of the church as opposed to any external organisations.

History:-

11/00398/COU	Change of Use of First Floor Flat to Ministry Rooms Ancillary To Church (D1 Use)	Approved	18.08.11
09/00276/COU	Change of Use from Public House to Church with Flat Facility together with Ministry Rooms	Approved	01.06.09

Consultations:-

No objection has been received from:-

Director of Environment and Transport (Highways)
Barlestone Parish Council

No objection subject to a condition has been received from the Head of Community Services (Pollution)

Ward Members have made no comments on the application

Site notice posted and neighbours notified, one letter of representation has been received raising concerns in respect of the proposed extension obstructing light to a side window and that activities in the extension will cause noise pollution to the detriment of residential amenity.

At the time of writing the report comments have not been received from Head of Community Services (Land Drainage)

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development
Planning Policy Guidance Note 13 (PPG13): Transport

Local Development Framework Core Strategy 2009

Policy 7: Key Rural Centres
Policy 11: Key Rural Centres Stand Alone (Barlestone)

Hinckley and Bosworth Local Plan 2001

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

Policy BE1: Design and Siting of Development
Policy RET7: Local Shopping Centres
Policy T5: Highway Design and Vehicle Parking Standards

Other Policy Guidance

The Ministerial Statement: Planning for Growth (2011)

Appraisal:-

The main considerations with regards to this application are the principle of development, the siting and design of the extensions and alterations and the impact on the character and appearance of the building and surrounding area, the amenities of the occupiers of neighbouring properties and highway safety.

Principle of Development

The site is situated within the Barlestone settlement boundary and the Local Shopping Centre as defined in the adopted Hinckley and Bosworth Local Plan. Accordingly, there is a presumption in favour of development providing all other policy matters and other material considerations are satisfied. The principle of a D1 use in this location has already been established by previous planning permissions and Policies 7 and 11 of the adopted Core strategy support the establishment of local community and cultural facilities. As a result, the extension of an existing D1 use is considered to be acceptable in principle as it is well related to the village centre and other local services adding to the vitality of the village centre. In addition, the proposal will be in line with the intentions of the Ministerial Statement: Planning for Growth (2011) in that it will result in social benefits which will in-directly support the local economy.

Impact on Character and Appearance

The proposed extensions are only single storey, constructed with a flat roof and are generally enclosed within the existing boundary walls and fencing around the rear yard and garden area or are set well back from the

main front elevation where they are not prominent. A tile hung parapet feature has been included on the south west and south east elevations and results in a more acceptable design. The north east elevation will be screened from the car park off Main Street by the existing boundary wall and fence as the yard area occupies a lower ground level. The extension and alteration of the outbuildings involves infill development between the two currently separate stores and will not be prominent. As a result of the siting, design, existing boundary features and subject to the use of appropriate external materials the proposed extensions and alterations will not have an adverse impact on the character or appearance of the existing building or the surrounding area. A private garden area of approximately 150 square metres is to be retained within the curtilage providing external amenity for the premises.

Impact on Residential Amenity

1 Newbold Road lies to the south of the application building and its side elevation forms a boundary to the site. The extension to enclose the rear yard area lies to the north of this dwelling, will be just over 3 metres in height but will be set off the boundary by approximately 0.7 metres and given its single storey flat roof design will be largely screened from the rear conservatory of the neighbouring dwelling by the existing 2 metres high stone and brick boundary wall enclosing the rear garden area. The occupier has raised concerns in respect of the loss of light to a window in the side elevation of the dwelling facing the access to the rear yard area, however, this is to a pantry and is fitted with obscure glazing and as such is not considered to be a habitable room and therefore there is no material impact arising in respect of the loss of light. The extension to the existing storage outbuildings involves the infill of the space between them and as a result will have no greater impact on the amenity of the neighbouring occupier from any overbearing impact than the current situation.

Other neighbouring residential properties, 1 Newbold Court and 10 Main Street are located much further from the proposals such that no overbearing impact or loss of visual amenity will result. There are no windows proposed in any of the elevations of the extensions or alterations that would overlook any neighbouring properties or lead to any loss of privacy.

Concerns raised by a neighbour in respect of potential noise and disturbance from the future use of the extensions to the premises have been considered by the Head of Community Services (Pollution). Notwithstanding that there are other uses within the vicinity that have the potential to create noise and disturbance, including takeaway premises and a public house and notwithstanding the previous use of the application premises as a public house, given that some noise complaints have been received in respect of the use of the premises it is considered that there is a potential for noise to adversely affect residential amenity. Whilst not objecting to the application, it is recommended that should planning permission be approved, a condition requiring details of a scheme for protecting nearby dwellings from any noise generation as a result of the use of the extensions should be submitted for prior approval and include details of the sound insulating properties of the proposed extensions to ensure that the development does not have an adverse impact on the amenities of any neighbouring properties. As complaints have been received in the past the condition is considered to be reasonable in this case.

Impact on Highway Safety

The application seeks to enclose a rear yard area but does not impact on the existing car park for the premises that is accessed off Main Street. Whilst the proposals result in an increase in the floor space of the premises, as a result of the central village location that is a sustainable transport location and the proximity of public parking areas within a short walking distance of the site, the extension of the existing facility is considered unlikely to result in any adverse impact on highway safety from additional traffic or on-street parking. The gates to the existing rear yard access off Newbold Road are to be retained. The Director of Environment and Transport (Highways) has raised no objection to the proposal.

Conclusion

The proposed extensions and alterations relate to an existing use of the premises and provide an extended local community type facility in a sustainable location within the village centre. As a result of the siting and design of the extensions they will not have an adverse impact on the character or appearance of the building or the surrounding area or highway safety. Subject to adequate sound insulation being incorporated into the construction of the extensions they will not have an adverse impact on the amenities of the occupiers of neighbouring properties from noise generation or result in any overbearing impact or loss of privacy. The

application is considered to comply with Policies 7 and 11 of the adopted Core Strategy and Policies BE1 and T5 of the adopted Local Plan and is therefore recommended for approval.

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 by virtue of its proposed use and its location within the centre of Barlestone is considered acceptable in principle and by virtue of its siting, design and appearance will not result in any adverse impact on the character or appearance of the building or surrounding area, the amenities of the occupiers of neighbouring properties or highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001) :- Policies BE1 and T5

Local Development Framework: Core Strategy (2009):- Policies 7 and 11

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250 scale; Block Plan at 1:500 scale; Proposed Plans and Elevations Drawing Nos. 1033/02, 1033/03 and 1033/4 received by the local planning authority on 2 September 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing building unless previously agreed in writing with the local planning authority.

4 Development shall not begin until a scheme for protecting 1 Newbold Road, Barlestone from noise from the proposed development has been submitted to and approved in writing by the local planning authority and all works which form part of the scheme shall be completed before first use of the extensions hereby approved.

Reasons:-

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

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

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

4 To ensure that the development does not have an adverse impact on the amenities of the occupiers of the neighbouring property in respect of noise to accord with policy BE1 of the adopted 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 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 In relation to Condition 4, the applicant is advised that the scheme should include details of the sound insulating properties of the extensions and details of how this, or other measures, will prevent noise generated from within the building being detrimental to the amenity of neighbouring properties.

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