Item: **09**

Reference: **11/00296/FUL**

Applicant: **Market Bosworth Parish Hall**

Location: **Market Bosworth Parish Hall 25 Park Street Market Bosworth**

Proposal: **EXTENSIONS AND ALTERATIONS TO PARISH HALL**

Target Date: **14 June 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as it raises local issues.

Application Proposal

This is a full application for the erection of a two storey extension to the front of the existing parish hall together with two single storey extensions to the eastern side of the main hall.

The proposed two storey extension will be built in front of the main hall to form a new entrance lobby, kitchen and eating area at ground floor together with meeting rooms and an office at first floor level. The two single storey extensions proposed to the eastern side of the main hall will provide additional entrance lobbies and toilets. The area to the front of the proposed café has been designed with folding doors to allow an external terrace to be utilised which will face onto Park Street to the south.

Members are advised that this application is read in conjunction with planning application 11/00297/CON for Conservation Area Consent to demolish the existing entrance lobby and toilets to the front of the parish hall.

The Site and Surrounding Area

The site is an existing parish hall located to the north east of the Market Bosworth Market Place, within the Conservation Area. The application site extends to 658 square metres, the majority of which is occupied by the parish hall building. The land at the rear of the building is used as a children's play area and the building is set back from the highway path by 5.3 metres. There is an existing vehicular access to the site in the south eastern corner together with a pedestrian access to the front. There is a 1m high hedge to the front boundary and a 1.8 metre close boarded fence and hedge along the western boundary.

There are two vehicular accesses that run either side of the parish hall which serve dwellings to the rear. The area to the front of the parish hall is laid to paving slabs and tarmac and has a disabled ramp leading up to the main entrance lobby. The area surrounding the site is residential in nature and there are listed buildings immediately to the east and opposite the parish hall.

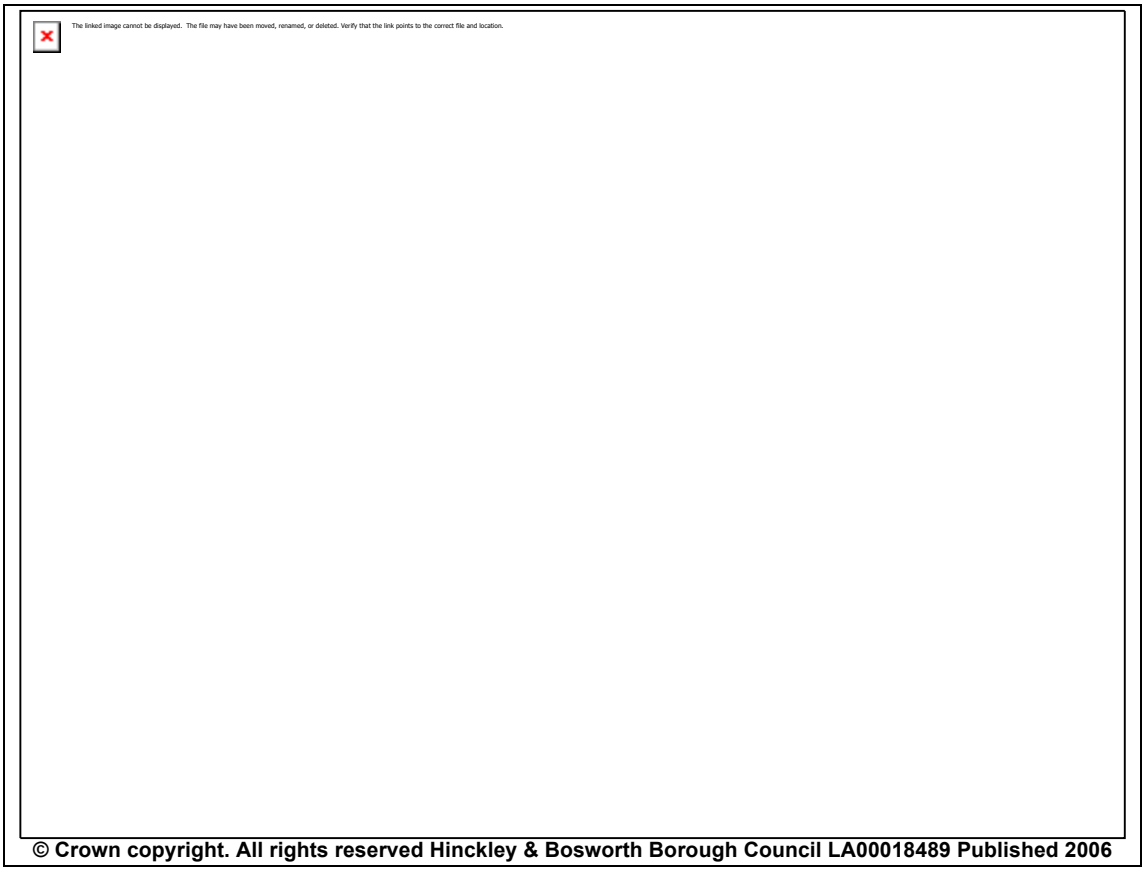
Technical Documents submitted with application

The planning application is accompanied by a design and access statement, conservation statement and a biodiversity statement. The design and access statement states that the proposal has been designed with a view to providing extended and new community facilities in Market Bosworth. It also states that the layout allows for phased construction of the development and the design reflects the existing frontage and utilises materials that are indigenous to Leicestershire.

The conservation statement states that the scale of the proposal reflects the existing building and responds to the existing flat topography of the site. It also states that the ridge and eaves heights for the proposed two storey extension will ensure that the development appears subservient to the listed buildings that surround the site. Building lines within Park Street will also be respected.

History:-

99/00180/FUL	Construction of wheelchair ramp	Approved	29.04.99
97/01027/FUL	Proposed disabled access ramp	Approved	22.12.97
93/00471/4	Extensions and alterations to Assembly hall	Approved	28.07.93



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Consultations:-

No objection has been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage).

No objection subject to notes to applicant received from The Leicestershire Constabulary Crime Reduction Officer.

Site notice and Press notice were displayed and neighbours notified. Five letters of objection were received raising the following issues:-

a) the area proposed as an external seating area could become a licensed café
b) question raised about the hours of operation for the proposed café and terrace
c) lack of parking in the area
d) the two storey extension to the front of the parish hall is out of keeping
e) impact of development on the conservation area
f) impact on view
g) noise generated by the external terrace area proposed to the café.

At the time of writing the report comments have not been received from:-

Directorate of Chief Executive (Archaeology)
Head of Community Services (Pollution)
Market Bosworth Society
Market Bosworth Parish Council
Severn Trent Water Ltd.

The consultation period remains open at the time of writing this report and expires on 26 May 2011. Comments received before the planning committee meeting will be reported and appraised as a late item.

Policy:-

National Policy

Planning Policy Statement 1 - Delivering Sustainable Development sets out the Governments objectives for the planning system. The document states that high quality and inclusive design should be the aim of all those involved in the development process.

Planning Policy Statement 5: Planning for the Historic Environment sets out the Government's objectives on the conservation of the historic environment. It states that Local Planning Authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal.

Regional Policy

The decision of the Secretary of State for Communities and Local Government ("SoS") on 6 July 2010 to revoke Regional Strategies using powers in section 79 of The Local Democracy, Economic Development and Construction Act 2009 was successfully challenged in the High Court and was quashed in a judgment handed down on 10 November 2010. Following the decision, the SoS has written to local planning authorities stating that the government will introduce the Localism Bill in November containing proposals to abolish Regional Strategies. The government's Chief Planning Officer has also written advising that local planning authorities should still have regard to the SoS's letter of 27 May 2010 and that it should still be regarded

as a material consideration. Judgement was recently given in a second challenge by Cala Homes when the Court held that the SoS's intention to reform the planning system by removing regional strategic planning from it is to be taken into account as a material consideration. In relation to the weight to be given to that intention as a material consideration the Court held that `the weight to be given to relevant provisions of Regional Strategies pending the legislative process will be for decision-makers to gauge. Until the end of that process is reached Regional Strategies will remain in place as part of the development plan.

East Midlands Regional Plan 2009

No relevant policies.

Local Development Framework Core Strategy 2009

Policy 11 defines Market Bosworth as Key Rural Centre Stand Alone and requires new development to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Hinckley and Bosworth Local Plan 2001

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

Policy BE1 Design and Siting of Development states that planning permission for development proposals will be granted where they: complement or enhance the character of the surrounding area; ensure adequate highway visibility and parking standards; do not adversely affect the amenities of neighbouring properties; incorporate landscaping to a high standard; and would not be prejudicial to the comprehensive development of a larger area of land of which the development forms part.

Policy BE7 requires new development to preserve or enhance the character and appearance of the conservation area and to be in sympathy with the merits of neighbouring development.

Policy NE2: Pollution states that planning permission will not be granted for development which would be likely to cause material harm through pollution of the air or soil or suffer material harm from either existing or potential sources of air and soil pollution.

Supplementary Planning Guidance

The Market Bosworth Conservation Area Appraisal 2007 states that Park Street is an urban environment which is softened by a large number of mature trees and hedges. It also states that Park Street has an eclectic mix of properties from various ages and a number of listed buildings. The plan associated with this document identifies the application site as requiring improvements to the site frontage.

Appraisal:-

The main considerations with regards to this application are the principle of development, the impact of development upon the conservation area, impact on neighbours and highway issues.

Principle of development

The development proposes extensions to an existing community facility within the settlement boundary of Market Bosworth, where there is a presumption in favour of development. The proposed development will ensure the retention and extension of facilities to an existing community facility and allow more functions to be undertaken at the site. The existing parish hall is well established within the conservation area of Market Bosworth. Therefore the principle of development is considered acceptable.

Impact on the conservation area

The existing main hall has a ridge height of 6.8 m. The ridge height of the proposed two storey extension is 7.5 m, thereby giving a difference in ridge heights of 0.7 m. The design of the proposed two storey extension will continue to provide a symmetrical appearance to the parish hall frontage, albeit at two storey level. No objections have been raised by the conservation officer in relation to the design and scale of the proposed two storey extension and its impact on both the conservation area and upon the listed buildings located adjacent to and opposite the site. The scale and height of the proposed extension respects the dwellings adjacent to the site and the parish hall will be set significantly below the ridge of 31 Park Street to ensure that this listed building remains prominent within the street scene. The parish hall will not be sited any closer to the boundary with 31 Park Street, thereby allowing the existing spacing between buildings along the Park Street frontage to be retained and respected. Although the two storey extension to the side of the parish hall will project closer to the gable end of 15 Park Street to the west it will still retain a separation distance of 10.3 m within the Park Street frontage, thereby affording sufficient space for this key building (15 Park Street) to retain its visual prominence. The prominence of this building (15 Park Street) within the conservation area will be further improved by the setting back of the two storey extension from its front building line by 4 m. By virtue of its two storey extension the parish hall will also be sited no further forward in the street scene than 31 Park Street, thus reducing the impact of new development upon this listed building.

The proposed roof design with a steep pitch and a roof slope punctuated by a gable projection and hipped roof feature, together with first floor windows set above the eaves utilises design features that are locally distinctive to existing dwellings along the Park Street frontage, including the listed buildings. The additional detailing including the re-used stone portico entrance, stone cills and lintels, timber rafters, stone corbelling to the gable ends, ridge detailing and double windows at first floor level further reflects the use of locally distinctive design features of neighbouring properties within the conservation area. A condition will be imposed requesting samples, colours and finishes of all materials of construction to ensure the development is in keeping with the character and appearance of the conservation area and to ensure it fits with the existing parish hall building.

It is considered that the introduction of the new roof between the existing main hall and the two storey front extension will provide a continuous ridgeline between these two parts of the building and allow them to blend into one another and into the conservation area. The single storey extensions proposed to the side of the parish hall are of similar scale to the existing lean-to brick extensions and will provide a continuous built form with occasional window and door openings which are characteristic of the existing building.

For the reasons set out above the proposed development, by virtue of its design, scale, height and use of detailing is not considered to be detrimental to the character

and appearance of the conservation area or to the listed or important buildings adjacent to site.

Impact on neighbours

The proposed two storey and single storey extensions will face onto a blank gable end of 31 Park Street, thereby resulting in no loss of residential amenity. There is a habitable ground floor window in the eastern elevation of 15 Park Street to the west. However given the separation distance of 12m from the wall of the proposed two storey extension to this habitable room window the potential for loss of residential amenity to this property through loss of light is considered to be negligible.

Highway Issues

The Director of Environment and Transport (Highways) has raised no objections to the proposed development in terms of highway and pedestrian safety. With regard to the proposed intensified use of the site and the potential for increased levels of parking on local roads, this will depend on a number of factors. These include the hours of opening, the events that are taking place and when they are taking place, the nature of the events, the frequency at which the facility is used, seasonality and the capacity of the facility. The site is located within the centre of the settlement and is easily accessible by various methods of transport. Therefore the potential for increased levels of parking on local roads is considered to be negligible.

Other issues

Demolition and Construction

Due to the siting of the development within the conservation area and the proposed phased schedule of works put forward with the application two conditions will be imposed to protect the character and appearance of the conservation area. Conditions will be imposed that request a contract for demolition and construction works be entered into with the relevant development contractor and an agreed phasing management plan be agreed with the Local Planning Authority prior to any development commencing. This will ensure that the timings of work are adhered to and that the site is developed within a reasonable timescale so that the site is not left in an untidy or unsafe state.

Impact on view

Impact on view is not a material planning consideration and is therefore not relevant to this case.

Hours of Operation

No information has been provided as to the existing hours of operation for the site. Therefore no comments can be made in relation to the potential for these operating hours to change. A request was made to the applicant's agent on 12 May 2011 for information relating to the existing opening hours for the parish hall and the potential opening hours for the café and external terrace. Once this information is received it shall be reported and appraised as a late item.

Use of External Terrace

The external terrace appears to be an area for overspill from the proposed café area. If this area was to become licensed then the applicant would have to apply for an alcohol license under separate legislation and would be considered by the Head of Community Services. The use of this terrace would be restricted to the existing opening hours of the parish hall. A request was made to the applicant's agent on 12 May 2011 for information relating to the existing opening hours for the parish hall and the potential opening hours for the café and external terrace. Once this information is received it shall be reported and appraised as a late item.

Conclusion

By virtue of its scale, height, massing, siting, detailing and use of materials the proposed development is not considered to be detrimental to the character and appearance of the Market Bosworth Conservation Area and is not considered to result in loss of residential amenity to neighbouring properties. The proposed development ensures the retention and re-use of a key community building within the conservation area and results in the expansion and extension of a local community facility, thereby improving the range of services within the settlement. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions and subject to no significant planning objections being received before the expiry of the consultation period on 26 May 2011.

RECOMMENDATION:- That the Deputy Chief Executive (Community Direction) shall be granted powers to grant planning permission for the development subject to no significant planning objections being received before the expiry of the consultation period on 26 May 2011, 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. By virtue of its scale, height, massing, siting and use of materials the proposed development is not considered to be detrimental to the character and appearance of the Market Bosworth Conservation Area and is not considered to result in loss of residential amenity to neighbouring properties or result in highway safety issues.

Hinckley and Bosworth Council Local Plan (2001):- Policies BE1, BE7, NE2

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:- 09948-PL01, 09948-PL02 A, 09948-PL03 A and 09948-EX01 A.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions shall be deposited with and approved in writing by the Local

Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 Before development commences, full details of the window and door style, reveal, cill, header treatment and materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

5 Before development commences, full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

6 The demolition hereby permitted shall not be undertaken before a contract for carrying out of the works of re-development of the site has been made and agreed in writing with the Local Planning Authority and full planning permission has been granted for the re-development for which the contract provides.

7 No development shall take place until a timetable for the scheduling of demolition and construction works has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed timetable of works.

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 policies BE1 and BE7 of the adopted Hinckley and Bosworth Local Plan.

4&5 To ensure that the development has a satisfactory external appearance to accord with policy BE7 of the adopted Hinckley and Bosworth Local Plan.

6&7 To protect the character and appearance of the conservation area in the interests of visual amenity to accord with policy BE7 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).

Contact Officer:- Scott Jackson Ext 5929