DELEGATED REPORT

Recommendation Made: 14 April 2011

Reference:- 11/00083/FUL **Parish:- Hinckley**

Applicant:- Mr Ian Reading
107 Teign Bank Road
Hinckley
Leicestershire
LE10 0ED

Location:- 107 Teign Bank Road Hinckley Leicestershire LE10 0ED

Proposal:- ERECTION OF DETACHED GARAGE

Introduction:-

This application seeks approval for the erection of a detached pitched roof garage to the side of No. 107 Teign Bank Road, Hinckley. No. 107 is a semi-detached property attached to No. 105 to the Nort-west and No. 109, a detached property standing to the South-east.

The proposed garage will be 3m high to the ridge, 4.4m wide and 6.5m in length and will be positioned on the South-eastern boundary adjoining No. 109 Teign Bank Road. The proposed garage will be positioned in the rear garden approximately 1m back from the rear wall of the dwelling and set back 19.5m from the highway. It will be positioned approximately 6m from the rear wall of the neighbouring property, No. 109. The garage is to be constructed of red brick to match the existing dwelling with a tiled roof.

The rear garden is long and is bounded on both sides by hedging approximately 2m in height to screen the proposal from neighbouring properties.

History:-

None.

Consultations:-

No comments have been received from:-

Head of Community Services (Land Drainage)
Ward Members.

No objections have been received from:-

Neighbours.

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan 2001

The site lies within the settlement boundary of Hinckley 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

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in the determination of this application are the siting and design of the proposal, impacts on highway safety and impacts on neighbouring amenity.

Siting and Design

The siting of the proposal is such that it is set back from the highway by approximately 19.5m, within the rear garden of the application site. It will be located on the boundary with No. 109, however it will be well screened by existing boundary treatment. The design of the garage is considered to be in keeping with the surrounding area with the use of red bricks to match the existing dwelling and tiled roof. It is considered that the design of the pitched roof does not detract from the existing streetscene, but incorporates the use of the front facing gable on the adjacent property.

Highway Safety

There is already an existing driveway that is utilised for parking purposes and therefore it is not considered that there will be a significant impact on highway safety.

Neighbouring Amenity

It is considered that the siting of the garage approximately 6m from the rear wall of No. 109 along with the 2m high existing boundary treatment will mean that the impact on the amenity of the adjacent neighbouring property will not be adversely impacted upon. The ridge height of the garage stands at 3m in height and the hedgerow at 2m, therefore only the very top of the ridge will be visible from the garden of No. 109 Teign Bank Road. It is not considered that the proposal will impact upon the amenity of No. 107 Teign Bank Road or the properties to the rear of the site on Middlefield Court as they are a significant distance away.

Conclusion

It is considered that the proposal is acceptable in terms of it's siting and design and does not impact upon Highway Safety or the amenity of surrounding properties, therefore the application is 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 would be in accordance with the development plan and would not be to the detriment of visual amenity, highway safety or residential amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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: Block Plan, Site Location Plan and DWG 1

3 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.

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.

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:- Debbie Phillips Ext 5603