

Planning, Design & Access Statement

Extension & Part Re-Roof Class B2

Garage/workshop with ancillary storage

50 a Coventry Road, Burbage, Leics. LE 10 2HP



Introduction

This statement is submitted in support of the full planning application for part re-roofing & small single storey extension to the rear of the existing building, which has a recognised B2 general industrial use as a car service & repair garage.

Principle & Use

The site is located on Coventry Road, Burbage which is predominantly housing but has a mix of commercial uses, including the neighbouring property that recently changed to commercial use.

Amount, Layout & Design

The existing access & parking provision will adequately serve the site.

Access & Parking

The access to the site will remain as the established arrangement.

Parking is available to the front & along the side of the premises.

Planning Policy

National & local planning policy supports employment sites such as this one.

At the heart of national policy is the presumption in favour of sustainable development which the National Planning Policy Framework defines as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

The Council actively seeks to retain sites classified as B2 for employment uses.

Consideration has been given to the following Development Management Policies of Hinckley & Bosworth Borough Council;

- DM1 - Presumption in favour of sustainable development
- DM7 - Preventing pollution & flooding
- DM10 - Development & design
- DM17 - Highways & transportation
- DM18 – Vehicle parking standards
- DM19 – Existing Employment Sites

Conclusion

By granting approval the scheme would be in accordance with Local Plan & Development Plan Policies. The scheme is submitted on this basis and is recommended for officer support and subsequent approval.