DELEGATED REPORT

Recommendation Made: 18 August 2011

Reference:- 11/00546/FUL **Parish:-**

Applicant:- Katherine Aucott
9 Hillrise
Burbage
Hinckley
Leicestershire

Location:- 55 Station Road Hinckley Leicestershire LE10 1AP

Proposal:- CHANGE OF USE FROM OFFICES (B1) TO RESIDENTIAL DWELLING (C3).

Introduction:-

This application seeks full planning permission for change of use from offices (Use Class B1) to a residential dwelling (Use Class C3) of 55 Station Road, Hinckley. The proposal involves changing the four offices at first floor into bedrooms.

The application building is two storey and attached to a semi detached dwelling and has cream painted rough rendered walls with red brick detailing and red concrete interlocking roof tiles. It is located on the east side of Station Road at the junction with Springfield Road. Access to the rear curtilage and parking area is off Springfield Road.

The property was converted to offices from a residential dwelling in 2008.

Relevant Planning History:-

08/00257/COU	COU to Provide Facilities for Life-Skills Assessment, Support & Advice for Learning	Approved	07.05.08

Consultations:-

No objections have been received from:-

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

No written response has been received at the time of writing this report from:-

Waste Minimisation & Education Officer
Neighbours

Ward Members have no comments.

Development Plan Policies:-

National Planning Policy Guidance

Planning Policy Statement 3: Housing

Adopted Core Strategy

Policy 1: Development in Hinckley

Adopted Local Plan

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 REC3: New Residential Development; Outdoor Play Space for Children
Policy T5: Highway Design and Vehicle Parking Standards

LCC document: Highways, Transportation and Development
SPG on New Residential Development

Appraisal:-

The main considerations in respect of this application are the principle of development and impact on: the character and appearance of the existing building and wider street scene; the amenities of the occupiers of neighbouring properties, highway safety and other issues.

The Principle of Development

The site is located within the settlement boundary of Hinckley as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map and is not a site allocated for other specific uses therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed. The loss of the premises for offices use is unlikely to have an adverse impact on employment potential within the town centre given the small scale of the premises and available vacant premises elsewhere within the town. The site is in a sustainable location for residential development close to the town centre, public amenities and transport.

Impact on Existing Building and Street Scene

Notwithstanding the previous planning permission for change of use to offices, the building has retained the character and appearance of a traditionally styled two storey bay window semi-detached house. Other than the removal of signage associated with the former none residential use of the building on the rear elevation, there are no proposed changes to the external elevations of the building. As a result the proposal will return the building to residential use and will not have an adverse impact on its character or appearance or that of the wider street scene. Whilst no rear amenity space is proposed, the former dwelling in 2008 was no different to the existing situation and the application site contains sufficient space to provide a private rear amenity area if required by a future occupier in addition to off-street car parking provision to serve the proposed dwelling.

Impact on Neighbours

The application building is attached to and surrounded by other residential properties. The bungalow to the rear (1A Springfield Road) is set back from the highway such that the former first floor offices windows on the rear elevation overlook the front of the bungalow rather than the rear and in any case they will revert to bedroom windows which are likely to have less impact than the former offices. In addition, the proposed use is likely to result in less comings and goings to and from the parking area to the rear therefore no adverse impact on the amenity of the occupiers of the bungalow will result.

Similarly, the attached dwelling, 53 Station Road, is also likely to benefit from less intense use of the premises in terms of any potential noise transfer from the former offices and comings and goings.

The proposals are therefore considered to be in accordance with policy BE1 of the adopted Local Plan in respect of impact on neighbours. No objection has been received from the occupiers of any neighbouring dwellings

Impact on Highway Safety

The proposals will retain adequate off-street car parking within the curtilage of the proposed dwelling and whilst the access has poor visibility exiting onto Springfield Road due to high boundary walls, the proposed

use is likely to result in less comings and goings and therefore will not result in an adverse impact on highway or pedestrian safety. The proposals are therefore considered to be in accordance with policy T5 of the adopted Local Plan in respect of impact on highway safety. No objection has been received from the Director of Environment and Transport (Highways).

Other Issues

New residential development within the Hinckley area would normally require a contribution to be made towards the provision and maintenance of public childrens play and open space facilities to comply with policy REC3 of the adopted Local Plan and the Council's SPD on Play and Open Space. However, until 2008 the property was a dwelling and has only been in office use for a short time, therefore, in this case it is considered there is no reasonable case to support the play and open space contribution required in respect of an 'additional' residential unit.

Conclusion

The proposals would respect the character and appearance of the existing dwelling and wider street scene and would not have an adverse impact on the amenities of the occupiers of neighbouring properties or highway safety. The proposals are considered to be in accordance with Planning Policy Statement 3 and policies BE1 and T5 of the adopted Local Plan and therefore recommended for approval subject to conditions.

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 not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents or highway safety and would therefore be in accordance with the development plan.

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

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 1:11250 scale and Proposed Floor Plans drawing no. 08878-EX01 received by the local planning authority on 5 July 2011.

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.

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:- Richard Wright Ext 5894