DELEGATED REPORT

Recommendation Made: 22 May 2008

Reference:- 08/00361/FUL **Parish:-** Burbage Parish Council

Applicant:- Davidsons
8 Forrest Business Park
Cartwright Way
Bordon Hill
Coalville

Location:- 49 Newstead Avenue Burbage Hinckley Leicestershire LE10 2JA

Proposal:- DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING

Introduction:-

The application proposes the demolition of a single residential dwelling and erection of a larger property. The site is located on the south side of Newstead Avenue, adjacent to the access road into a site which has the benefit of planning permission for the erection of 8 individual designed dwellings. The proposal has been designed to reflect the design of the site to the rear.

Relevant planning history
07/00713/FUL Demolition of existing garages and nursery buildings and erection of eight dwellings and associated parking. Approved 02.08.07

08/00287/FUL Demolish existing garages and erection of 8 new dwellings Pending consideration

Consultations:-

No objections have been received from;
Director of Highways, Transportation and Waste Management (highways)
Head of Community Services (pollution) (land drainage)

To date one representation has been received requesting compensation due to damage from lorries.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

BE1- Design and siting of development.
RES5- New residential development
T5- Highway safety and design

Supplementary planning guidance- New residential development.

Appraisal:-

The main issues for consideration are the affect of the proposal on the street scene, the amenities of neighbouring properties and highway safety.

The application site is located within the settlement boundary of Burbage and therefore the principle of the proposal is acceptable.

It is proposed to demolish an existing residential property and replace it with a slightly larger dwelling with a different footprint. The front elevation of the proposed dwelling would be turned through 90 degrees and face the new access road into the proposed development. On the side elevation to Newstead Avenue it is proposed to have a single storey bay window with two windows at first floor level therefore maintaining an interesting frontage to Newstead Avenue. Newstead Avenue contains a

variety of housing types and designs some of which have side entrance doors. The proposed orientation of the dwelling is therefore considered acceptable.

The proposed design of the building is considered to be an improvement on the existing property and ties in with the design of the development to the rear. The bay window and chimney details replicate the details of other properties in the area and area therefore acceptable. It is considered that the proposal will increase the variety of design within the street scene therefore improving it.

The proposal has its main elevation facing the side of the neighbouring property 51 Newstead Avenue. This property has two side windows, not serving habitable rooms. Amended plans have been submitted altering a first floor window to a 'dummy' window to prevent overlooking to the private rear amenity area of 51. The proposed dwelling projects further to the rear of the surrounding properties by approximately 4 meters but due to the separation between the application site and number 47, it is not considered that this would result in a detrimental loss of light to either of the surrounding properties. Due to the received amended drawings it is not considered that the proposal would have a detrimental affect on the amenity of surrounding properties.

It is proposed to use the access arrangements as approved under the planning permission relating to the development of the site behind. There would be no increase of traffic movements resulting from the development and therefore it is not considered that the proposal would result in a detriments to highway safety.

The design and location of the proposal is not considered to detrimentally effect the amenities of the neighbouring properties or the street scene. The proposal would not increase traffic movements or create any additional danger to users of the highway. The proposal is therefore considered to comply with policy and acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, RES5 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 This permission relates to the application as revised by amended plan 900 received by the Local Planning Authority on 21.05.08.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling 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 first occupation of ~~any~~ Her dwelling hereby approved, car parking ~~provision~~ shall be ~~made~~ provided within the curtilage of the dwelling ~~on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms.~~ 3 spaces The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking, unless otherwise agreed in writing by 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.

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 adequate off-street parking facilities are available to accord with policy T5 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 6th 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.

Contact Officer:- Sarah Humphries Ext 5680