

## Delegated Report

**Planning Ref: 24/00448/FUL**

**Applicant: Euro Car Parts Ltd**

**Ward: Burbage Sketchley & Stretton**

**Site: Unit 18, Waterfield Way, Burbage**

**Proposal: Alterations to industrial building including the provision of steps and ramp to front and rear entrances, removal of ground floor windows to form new customer entrance and associated works**



Hinckley & Bosworth  
Borough Council

### 1. Recommendations

#### 1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

### 2. Planning application description

- 2.1. This application proposes alterations to industrial building including the provision of steps and ramp to front and rear entrances, removal of ground floor windows to form new customer entrance and associated works

### 3. Description of the site and surrounding area

- 3.1. The application site is located within an existing industrial estate. The industrial estate consists of a number of large units of a similar design, which have a brick low level and metal cladding to the upper sections. The development site has an existing level access to the unit to the site frontage. The proposal seeks to introduce a stepped and ramped access for customers to the front and rear. The site benefits from off-street car parking which remains unchanged by this proposal.

### 4. Relevant planning history

None

### 5. Publicity

- 5.1. The application has been publicised by posting neighbour letters, a site notice was posted within the vicinity of the site.
- 5.2. No comments have been received.

### 6. Consultation

- 6.1. HBBC Pollution: No objections.
- 6.2. HBBC Waste: No objections.
- 6.3. Burbage Parish Council: No objections.
- 6.4. LCC Highways: No objections.
- 6.5. HBBC Drainage: No objections.

### 7. Policy

#### 7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

#### 7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

**Assessment against strategic planning policies**

8.2. The NPPF identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

8.3. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

**Design and impact upon the character of the area**

8.4. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.5. The proposals include minor external amendments including the amendments of the front and rear access to allow for a stepped and ramped access to form a new customer entrance. The amendments when considering the existing character of the area, which is highly industrial, are not considered to be out of character. The alterations to existing windows and doors is also not considered to cause detrimental impacts to the character of the area.

8.6. The proposals are therefore considered to be in accordance with Policy DM10 of the SADMP.

**Impact upon neighbouring residential amenity**

8.7. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

8.8. The development site is located within an existing industrial area, and is not within close proximity to neighbouring residential properties. The proposals submitted

under this application will cause no increased impacts upon the neighbouring units and as such it is considered to be in accordance with Policy DM10 of the SADMP.

### **Impact upon highway safety**

- 8.9. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.10. The proposal does not impact the existing car parking provision afforded on site. LCC Highways have been consulted on the proposals and have confirmed that the development is unlikely to give rise to the number of trips to the site, and therefore there is no impact on highway safety or parking provision. The proposal is therefore considered to be in accordance with Policy DM17 and DM18 of the SADMP.

## **9. Equality implications**

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
  - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **10. Conclusion**

- 10.1. The proposal is considered acceptable due to the limited impacts upon the character of the area and the amenity of adjacent buildings. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

## **11. Recommendation**

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

## **11.2 Conditions and Reasons**

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

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing and Proposed Site Plan Drg No. RS/72699/ 101  
Proposed Plans and Elevations Drg No. RS/72699/ 110

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

### 11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.