DELEGATED REPORT

Recommendation Made: 13 June 2011

Reference:- 11/00345/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Stephan Jones
168 Rugby Road
Burbage
Hinckley
Leicestershire

Location:- 168 Rugby Road Burbage Hinckley Leicestershire LE10 2ND

Proposal:- ERECTION OF OUTBUILDING

Introduction:-

This application seeks full planning permission for the erection of a single storey outbuilding of brick construction with shallow mono-pitched roof (to replace an existing timber framed outbuilding with dual pitch roof that is to be demolished) within the rear garden of 168 Rugby Road, Burbage. The proposed outbuilding is to be relocated further down the garden adjacent to the rear boundary.

Relevant Planning History:-

None.

Consultations:-

No objections have been received from:-

Burbage Parish Council
Head of Community Services (Land Drainage)

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

Ward Members
Neighbours

Development Plan Policies:-

Adopted Local Plan 2001

The site is within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting
Burbage Village Design Statement (Zone 3 Rugby Road)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed outbuilding on the character and appearance of the street-scene and on the amenities of neighbouring properties.

The Principle of Development

The site is located within an established residential estate in Burbage where there is a presumption in favour of development subject to a number of other material planning matters being appropriately addressed.

Design and Siting

The proposed outbuilding has a simple design with shallow mono-pitch roof and is located adjacent to the rear garden boundary. The design and scale of the proposal is compatible with existing outbuildings and extensions within the vicinity of the site and a condition to ensure the use of appropriate materials is recommended to meet design principle 2.7 of the Burbage Village Design Statement. A dual pitch roof design was suggested but the applicant wishes to proceed with the mono-pitch design as submitted. Notwithstanding the roof design, given its position at the rear of the property and its small scale the outbuilding will not have an adverse impact on the street scene or the appearance of the existing dwelling and is therefore considered acceptable in design terms.

Impact on Neighbours

The proposed outbuilding will be screened to a large extent from 166 Rugby Road by an outbuilding within the neighbouring curtilage and a new 1.8 metres high timber fence with palisade boarding along the side boundary. The proposed relocation of the outbuilding adjacent to the rear garden boundary and further from the rear elevation of 166 Rugby Road will not have an adverse impact on residential amenity. Whilst closer to the rear elevations of the properties to the rear on Cowper Road, there is still a significant separation distance of approximately 15 metres to the nearest part of either 7 or 5 Cowper Road and the rear elevation of the proposed outbuilding therefore no adverse impact on residential amenity will arise. There is a new 2 metres high timber fence with palisade boarding along the side boundary with 170 Rugby Road that provides screening and the outbuilding is set off this boundary by approximately 4 metres therefore no adverse impact on residential amenity will arise.

The tree referred to on the plans to be removed is a tall conifer within the curtilage of 7 Cowper Road. The applicant advises that the occupier intends to remove it shortly as he has done with a similar tree that was close by whose stump remains. As such no significant trees will be affected by the proposal.

Given the design, scale and siting of the proposed outbuilding, and existing and proposed boundary treatment it is not expected that the development will have an adverse impact on the amenities of the occupiers of the neighbouring properties.

Conclusion

By virtue of the siting, scale, design and appearance of the proposed outbuilding it would not adversely affect the character or appearance of the existing dwelling or the street-scene or the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policy BE1 of the Local Plan and is 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 by virtue of the siting, scale, design and appearance of the proposed outbuilding would not have a detrimental impact on the character or appearance of the existing dwelling or street-scene or on the amenities of the occupiers of neighbouring properties and would therefore be in accordance with the development plan.

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:- Drawing Nos. Site Location Plan at 1:1250 scale received by the local planning authority on 16 May 2011; Block Plan at 1:500 scale received by the local

planning authority on 16 May 2011; Drawing Nos. 13.05.11 (3) Plan View, West, South, East and North Elevations received by the local planning authority on 18th May 2011.

3 The materials to be used on the external wall elevations of the proposed outbuilding 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 To define the permission 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.

Contact Officer:- Richard Wright Ext 5894