DELEGATED REPORT

Recommendation Made: 27 September 2011

Reference:- 11/00703/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr Dave Still
Five Trees
177 Rugby Road
Hinckley
Leicestershire

Location:- The Garage Rossendale Road Earl Shilton Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO GARAGE

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side of this detached commercial garage.

The garage is constructed from red brick with grey roof tiles.

There is no relevant planning history on this premises.

Consultations:-

No objection has been received from: -
Director of Environment and Transport (Highways)
Head of Community Services (Pollution)
Earl Shilton Town Council

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Earl Shilton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development.

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing premises and on the amenities of the occupiers of neighbouring properties.

The Principle of Development.

The site is located within the settlement boundary of Earl Shilton, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

The proposed development will be used as an entrance lobby for customers using the existing motor repair garage ensuring that customers can entre the site when the main garage door is closed.

Impact on Existing Premises and Street Scene.

The proposed side extension will be visible from the street scene when travelling along Rossendale Road and

entering from Hinckley Road. It's simple form and small scale, it is not considered to impact on the street scene or the character of the existing garage.

Impact on Neighbours.

The proposed extension is replacing an existing part built side extension which is currently built on the wall of the neighbouring property. Maubeuge is located to the south east of the application premises and is detached. There are no side windows which will be affected by the proposed extension. The proposed extension will be inset off the boundary by 0.1 metres improving the situation already experienced by the occupiers of the neighbouring property, no adverse impact on residential amenity will arise. A condition will be imposed ensuring that the extension shall only be used as an entrance lobby.

Warwick Buildings is located to the north east of the application site and is detached on the opposite side of the road. There are no windows which will be affected by the proposed extension there is also a separation distance of at least 28 metres existing here between the front elevation of Warwick Buildings and the front elevation of the proposed extension, no adverse impact on amenity will arise.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and would not adversely affect 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 scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would 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 external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application, unless alternative materials are first agreed in writing with the Local Planning Authority.

3 The extension hereby approved shall only be used as an entrance lobby.

4 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number M1243/4; Site Block Plan to a scale of 1:500 drawing number M1245/3; Existing Plans and Elevations to a scale of 1:100 and 1:50 drawing number M1245/1; Proposed Plans and Elevations to a scale of 1:100 drawing number M1245/2

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1; of the Hinckley & Bosworth Local Plan.

4 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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Joanne Orton Ext 5666