

Planning Committee 5 December 2017
Report of the Planning Manager Development Management

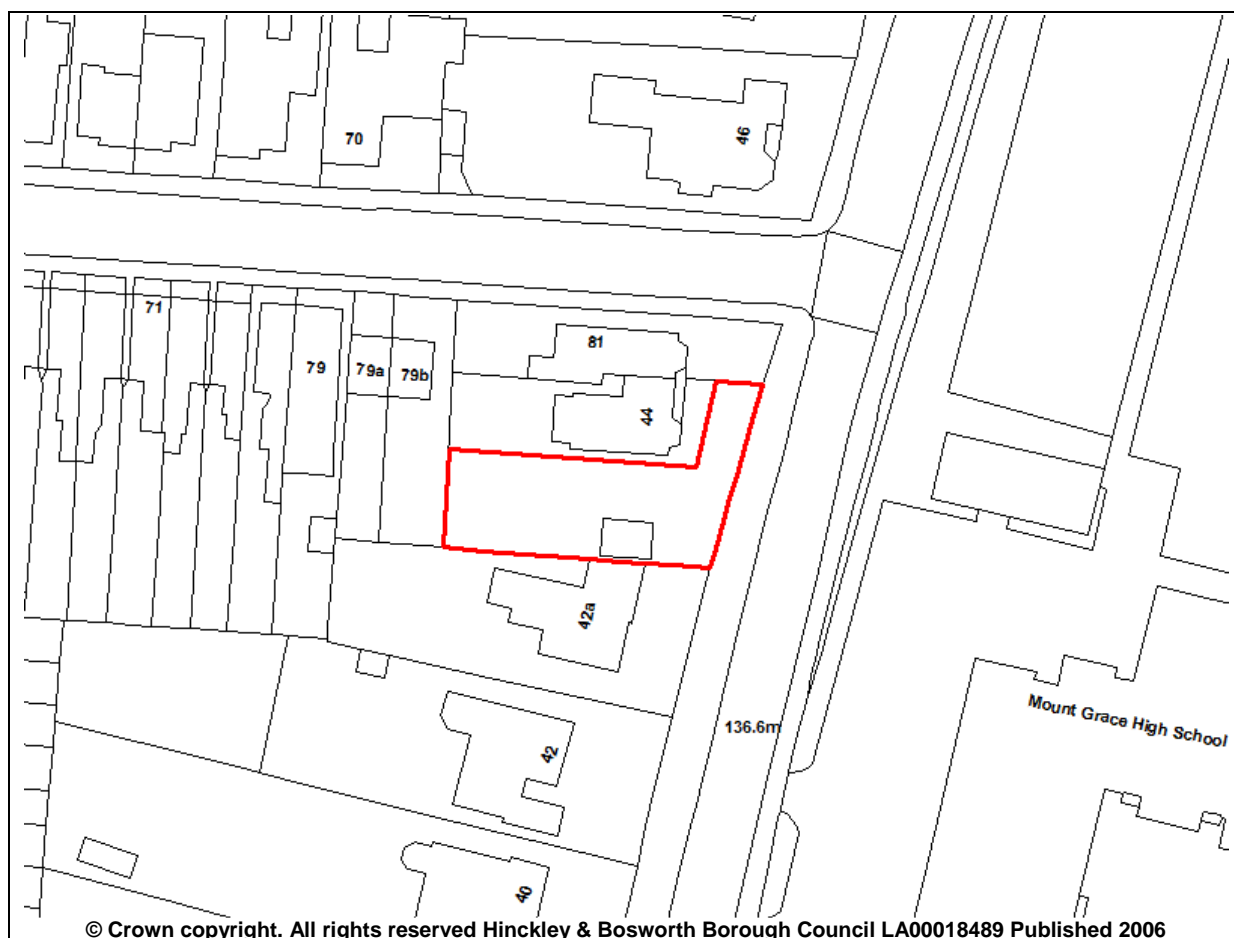


Hinckley & Bosworth
Borough Council

Planning Ref: 17/01035/REM
Applicant: Mr T Dukes
Ward: Hinckley DeMontfort

Site: 44 Leicester Road Hinckley

Proposal: Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 16/00902/OUT for the erection of one dwelling



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

1.2. That the Planning Manager, Development Management be given powers to determine the final detail of planning conditions.

2. Planning Application Description

2.1. This application seeks the approval of reserved matters of layout, scale, appearance and landscaping following the approval of outline planning permission (our ref: 16/00902/OUT) for the erection of one dwelling at 44 Leicester Road, Hinckley.

- 2.2. The application proposes one detached, one-and-a-half storey dwelling. The proposed dwelling would measure approximately 11.7 metres in depth and 8.7 metres in width, and would incorporate a pitched roof.
- 2.3. The proposed dwelling would comprise a lounge, kitchen/dining room, utility room, cloakroom, and a bedroom with an en-suite to the ground floor, as well as a bathroom two bedrooms to the first floor.
- 2.4. The dwelling would be set back from the main highway in line with the existing dwelling No. 44 Leicester Road. The separation distance of approximately 1 metre would be retained between the dwelling and the northern boundary, and approximately 0.7 metres from the southern boundary. A parking and turning area is proposed to the front of the property to serve the new dwelling. A private garden is proposed to the rear of the dwelling.
- 2.5. The proposal would also include the erection of a 1.8 metre high boundary fence to the north boundary of the site, to act as the boundary between the proposed dwelling and the existing No. 44 Leicester Road.
- 2.6. The proposed parking and turning area would be constructed from permeable rolled gravel finish.
- 2.7. A Design and Access Statement has been submitted as part of this application.

3. Description of the Site and Surrounding Area

- 3.1. The application site lies within the settlement boundary of Hinckley and measures approximately 0.12 hectares (including the access drive). It is currently used as a drive and garage.
- 3.2. Mount Grace High School is sited opposite the application site.
- 3.3. The site is enclosed by a screen hedge to the front boundary, and a low wall and hedge to the western boundary.
- 3.4. Outline planning permission for a residential development on the site was granted on 13 December 2016, which secured details of the access to the site. All other matters are sought within this application.

4. Relevant Planning History

| | | | |
|--------------|---|-------------------------------------|------------|
| 16/00902/OUT | Residential development (outline - access only) | Outline planning permission granted | 13.12.2016 |
|--------------|---|-------------------------------------|------------|

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No representations have been received from members of the public for this application.

6. Consultation

- 6.1. No objections have been received from:
Environmental Health (Pollution)
Environmental Services (Drainage)
- 6.2. Street Scene Services (Waste) has raised no objections to the proposal, subject to a condition.
- 6.3. Leicestershire County Council (Highways) has referred the planning officer to their standing advice.

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley
- Policy 19: Green Space and Play Provision

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

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
- Other matters

Assessment against strategic planning policies

8.2. Paragraphs 11 - 13 of the National Planning Policy Framework (NPPF) state that the development plan is the starting point for decision taking and that the NPPF is a material consideration in determining applications.

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

8.4. This application is for matters reserved under outline planning permission reference 16/00902/OUT. The outline application assessed the principle of residential development in this location, which was considered acceptable.

Design and impact upon the character of the area

8.5. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 58 seeks to ensure that development responds to local character and reflects the identity of local surroundings.

8.6. There is a mix of individually designed, detached and semi-detached dwellings sited along Leicester Road. Dwellings are predominantly two storeys in scale; however, there are a number of dormer bungalows within the street. Therefore, the proposal would not be out of character with the surrounding properties, and would be in keeping with the street scene in this respect.

8.7. The proposed layout of the site indicates that the proposed dwelling would be set back a similar distance from the road as the existing properties to the north and south of the site. Additionally, the proposed dwelling would be sited in the middle of

the plot, with a driveway and parking area to the front of the site. This is consistent with the layout of the existing properties along the street.

- 8.8. The proposed panelled 1.8 metre high fence to be erected to the boundary between the proposed dwelling and No. 44 is considered appropriate, and would be in keeping with the existing fencing to the western boundary of the site. The existing hedge to the front boundary of the site would be retained in part, which would be in keeping with the existing front hedge boundaries along the street.
- 8.9. By virtue of the siting, layout, scale and design, the scheme would be in keeping with the character of the surrounding area.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. The NPPF in paragraph 17 seeks to ensure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.
- 8.11. The neighbouring property to the north of the site is No. 44 Leicester Road, is a two storey semi-detached dwelling, with a similar plot size to the proposal. The neighbouring property to the south of the site is No. 42A Leicester Road, a detached two storey dwelling, with an attached single storey garage sited along the shared boundary with the application site.
- 8.12. The proposed dwelling would be sited on the plot so that it would not protrude past the front or rear building lines of these neighbouring properties. Further, the proposed dwelling would be one-and-a-half stories in scale. Therefore, it is not considered that the proposed dwelling would have any overbearing or overshadowing impacts to these neighbouring properties.
- 8.13. The proposed dwelling would result in the insertion of a ground floor window serving the kitchen/dining, that would look directly into a ground floor side facing window serving No. 44. To mitigate any overlooking impacts to this neighbouring property, a condition to ensure that this window is fitted with obscure glazing and would be fixed shut could be attached to any permission granted.
- 8.14. It is therefore considered that the proposed scheme would be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.15. Policy DM18 requires new development to provide an appropriate level of parking provision.
- 8.16. Leicestershire County Council (Highways) has referred to their standing advice for the application. The access would lead from the highway into a shared driveway, which would provide a shared turning and parking area to serve the proposed dwelling and the existing No. 44 Leicester Road. The driveway would provide access to a minimum of two parking spaces for the proposed dwelling, which is considered adequate parking provision for a 3-bedroom dwelling. Additionally, it would retain a minimum of two parking spaces for the existing No. 44 Leicester Road.
- 8.17. Therefore, The proposal is therefore considered to accord with Policy DM18 of the SADMP.

Other matters

- 8.18. Street Scene Services (Waste) has recommended a condition for the provision of a scheme for waste and recycling. This condition is not considered necessary, as

Leicester Road already serves existing residential properties, and therefore the collection of waste and recycling from this road already takes place.

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 in the consideration of this application. The Committee must also ensure the same when determining this planning application.

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

10. Conclusion

10.1. The proposal would be sustainable development and by virtue of the layout, scale, landscaping and appearance, would complement the character of the surrounding area and would not result in any adverse impacts on the amenities of the occupiers of neighbouring properties or highway safety. The proposal would be in accordance with Policies DM1, DM10 and DM18 of the SADMP, and the overarching principles of the NPPF. The scheme is therefore recommended for approval subject to conditions.

11. Recommendation

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

- Planning conditions outlined at the end of this report.

11.2. That the Planning Manager, Development Management be given powers to determine the final detail of planning conditions.

11.3. **Conditions and Reasons:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg No. KP/LRH/1 (Proposed Chalet Bungalow 44 Leicester Rd, Hinckley LE10 1LS) drawn to a scale of 1:100, and the submitted Design and Access Statement, received by the Local Planning Authority on 20 September 2017.

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1, DM10, and DM18 of the Site Allocation and Development Management Policies DPD.

2. Prior to the commencement of development hereby approved, representative samples of the types and colours of materials to be utilised on all external elevations, including details of fenestration and doors, shall be deposited with and approved in writing by the Local Planning Authority, and the development shall be constructed in accordance with the approved details and shall thereafter remain in place at all times and unless agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM10 and DM18 of the adopted Site Allocations and Development Management Policies DPD.

3. The ground floor window along the northern elevation serving the kitchen/dining room shall be obscure glazed and fixed shut, and shall remain so in perpetuity.

Reason: In the interests of the protection of the residential amenity of neighbouring properties, to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD.

11.4. **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 or call 01455 238141.
2. The applicant is reminded that this approval of reserved matters must be read in conjunction with the associated outline planning permission reference 16/00902/OUT and the conditions and informatives contained therein.