

Planning Committee 22 March 2016
Report of the Chief Planning and Development Officer



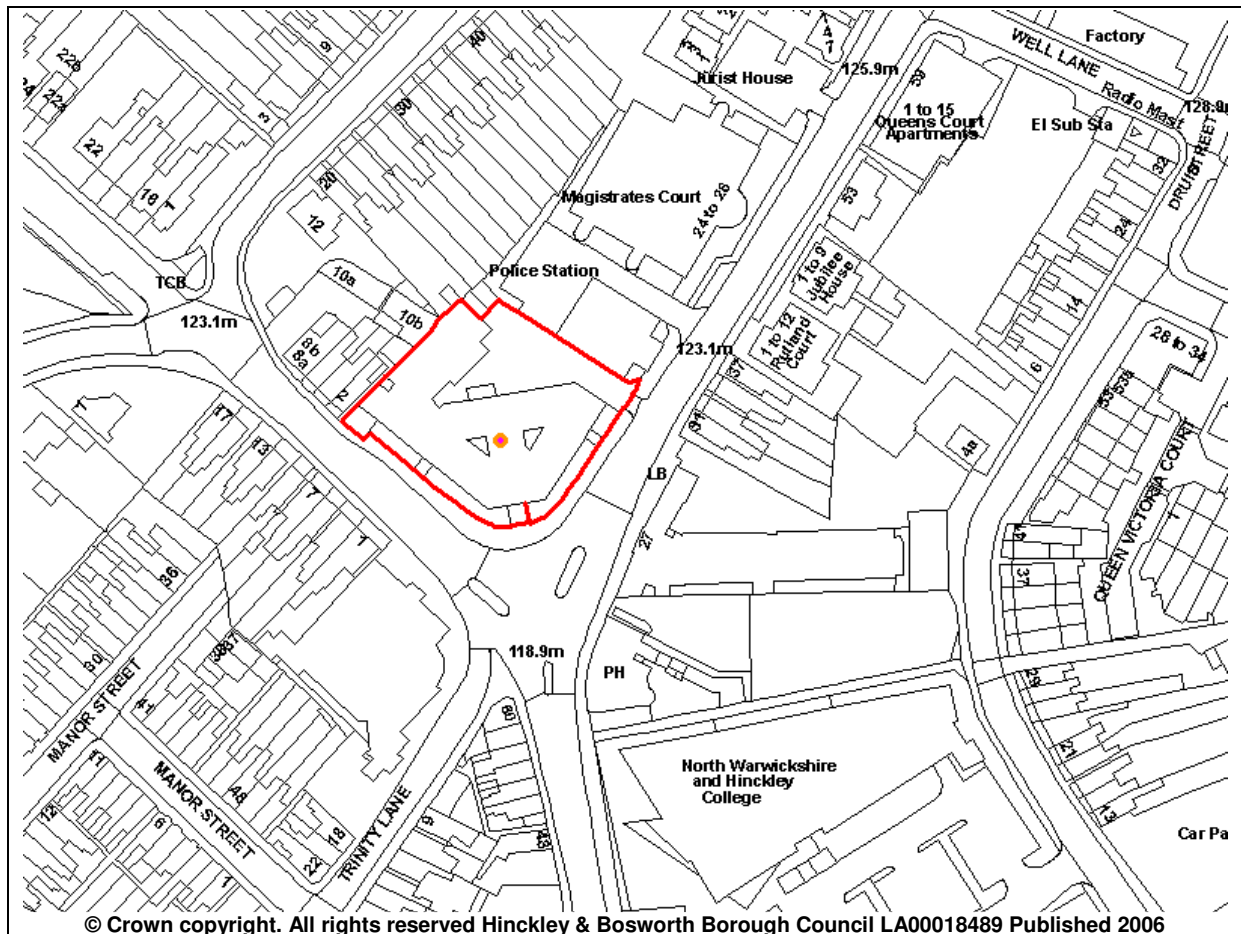
Hinckley & Bosworth
Borough Council

A Borough to be proud of

Planning Ref: 15/00942/FUL
Applicant: Mr Balbir Sandhar
Ward: Hinckley DeMontfort

Site: Former Police Station Upper Bond Street Hinckley

Proposal: Change of use from Police Station to 30 residential apartments



1. Recommendations

1.1. Grant planning permission subject to:

- The prior completion of a S106 agreement to secure the following obligations:
 - Education - £13,032.11
 - Affordable Housing - six units
 - Play and Open Space - £47,318.20
- Planning conditions outlined at the end of this report.

1.2. That the Chief Planning and Development Officer be given powers to determine the final detail of planning conditions.

2. Planning Application Description

2.1. This application seeks planning permission for the conversion of the former police station building to 30 residential dwellings comprising 4 x studio units, 13 x one-bedroom units and 13 x two-bedroom units. There would be 16 off-street car parking spaces provided to the rear of the building.

2.2. Works to the building would include:

- demolition of the rear cell block
- insertion of roof lights in the front and rear roof slopes
- insertion of windows at basement level on the front elevations
- insertion of a door in the rear elevation of the former courthouse
- Minor first floor rear extension
- Minor ground floor rear extension.

2.3. Amended plans have been received during the course of the application to reduce the number of residential units from 35 and to increase the car parking provision from 6 car spaces to 16.

3. Description of the Site and Surrounding Area

3.1. The application site is located within the settlement boundary of Hinckley. The site is to the north of the town centre and forms part of the Hollycroft conservation area. The site is located at the junction of Upper Bond Street and Hollycroft in an area of mixed use. Upper Bond Street, to the north west, comprises a mix of residential flats, the police station, magistrates court and offices. Hollycroft, to the west, and Factory Road, to the north, comprise primarily residential dwellings. Lower Bond Street, to the south, is a main road to the town centre and has varying uses including North Warwickshire and Hinckley College and the Atkins Building.

3.2. The application site comprises the former police station building which fronts onto Upper Bond Street and Hollycroft, the former court house which links the two sides of the police station in the courtyard to the rear and the former cellblock located along the north west boundary. The topography of the area slopes from the north down to the south resulting in the building being two storey to the rear and almost three storey fronting the junction of Upper Bond Street and Hollycroft. Vehicular access to the rear of the site is through a shared, gated access with the adjacent police station onto Upper Bond Street.

4. Relevant Planning History

85/00705/4	Provision of car park	Permission	10.09.1985
85/00702/4	Alterations to provide interview rooms and surgeons room	Permission	10.09.1985
92/01056/4C	Extension to police station	Permission	23.12.1992
92/01056/4	Extensions and alterations to custody suite	Permission	04.01.1993

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. 19 responses received; 18 of objection and 1 commenting on the application. The comments are summarised below:
1. Good reuse of the existing building
 2. Insufficient provision of car parking spaces
 3. Lack of parking will lead to more on-street car parking on the surrounding streets
 4. No openings should be permitted on the roof slopes fronting the road to protect the visual appearance of the building
 5. The retaining wall adjoining residential properties on Factory Road should be protected
 6. Public transport in the area isn't good enough to justify the low parking provision
 7. The impact of the increased use of the access has not been adequately assessed.

6. Consultation

- 6.1. No objection received from:
- Environment Agency
Severn Trent Water Limited
Leam Local Flood Authority
Leicestershire Police
Leicestershire County Council (Highways)
Environmental Health (Drainage)
Environmental Health (Pollution)
Waste Services
- 6.2. As a result of the Developer Contribution consultation, Leicestershire County Council has made the following requests:-
- Civic Amenity requests £1,485.90
 - Education requests:
 - Primary School Education – £6,775.45
 - Secondary School Education – £6,256.66
 - Post 16 Education – £00.00
 - Special Education – £00.00
 - Libraries requests £650.00

7. Policy

- 7.1. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2012)
 - Planning Practice Guidance (PPG)

- 7.2. Local Plan 2006 – 2026: Core Strategy (2009)
- Policy 1: Development in Hinckley
 - Policy 15: Affordable Housing
 - Policy 16: Housing Density, Mix and Design
 - Policy 19 : Green Space and Play Provision
- 7.3. Hinckley and Bosworth Local Plan (2001)
- Policy RES5: Residential Proposals on Unallocated Sites
 - Policy BE1: Design and Siting of Development
 - Policy BE7: Development in Conservation Areas
 - Policy BE8: Demolition in Conservation Areas
 - Policy NE14: Protection of Surface Waters and Groundwater Quality
 - Policy T5: Highway Design and Vehicle Parking Standards
 - Policy T9: Facilities for Cyclists and Pedestrians
- 7.4. Emerging Site Allocations and Development Management Policies DPD Submission Version (Dec 2014)
- DM1: Presumption in Favour of Sustainable Development
 - DM3: Infrastructure and Delivery
 - DM7: Preventing Pollution and Flooding
 - DM10: Development and Design
 - DM11: Protecting and Enhancing the Historic Environment
 - DM12: Heritage Assets
 - DM17: Highways Design
 - DM18: Vehicle Parking Standards
- 7.5. Hinckley Town Centre Area Action Plan (2011)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the character of the conservation area
- Impact upon neighbouring amenity
- Impact upon the highway
- Developer contributions
- Affordable housing
- Waste and recycling storage
- Drainage

Assessment against strategic planning policies

- 8.2. Policy DM1 of the emerging Site Allocations and Development Management Policies DPD (SADMP) and Paragraph 14 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved.
- 8.3. The site is within the settlement boundary of Hinckley. Hinckley is a sub-regional centre and identified as a sustainable location for new residential development in Policy 1 of the Core Strategy. Policy RES5 of the Local Plan supports new

residential development provided that it is within the boundaries of a settlement and that the siting, design and layout do not conflict with relevant plan policies.

- 8.4. The proposed development would provide 30 residential units comprising 4 x studio units, 13 x one bedroom units and 13 x two bedroom units. Policy 16 of the Core Strategy requires developments of 10 or more dwellings to provide a mix of housing types in accordance with an identified need. The proposed development would provide a good mix of small and medium sized units. It would not be feasible due to the development being a conversion to provide medium and larger family units.
- 8.5. The last use of the building on the application site was as a police station which has a Sui Generis use. The site is not located within the designated Upper Bond Street mixed use employment area. There are no local policies to retain the existing, or a similar, use or to allocate the site for a specific alternative use. It should be noted that the application site is not within the area designated as an 'Area of Mixed Uses, Upper Bond Street' by Policy 12a of the Hinckley Town Centre Area Action Plan.
- 8.6. In light of the above, subject to other policies being satisfied, the proposed development for residential development in this location is considered acceptable in accordance with Policy 1 of the Core Strategy and Policy RES5 of the Local Plan.

Impact upon the character of the conservation area

- 8.7. Policies BE1, BE7 and BE8 of the Local Plan and DM10, DM11 and DM12 of the emerging SADMP seek to ensure a high standard of design and preserve or enhance the special character of conservation areas. This is supported by chapters 7 and 12 of the NPPF.
- 8.8. The application site forms part of the Hollycroft conservation area. The main building on the site was constructed in 1937 utilising materials including local bricks, reconstructed granite and Swithland slates. Many original features, especially on the front elevations, have been retained including the arched entrance, steps, steel windows, timber doors, balcony, planters and rainwater goods providing both architectural and historic interest.
- 8.9. The proposed roof lights in the front elevation are required to facilitate a reasonable level of natural daylight to the accommodation in the roof space which is required to make the scheme viable. The proposed roof lights would be vertically aligned with the windows in the elevation to retain the uniformity of the existing windows. Additional roof lights are required in the roof slopes overlooking the courtyard which would not be visible to the public. Provided the roof lights in the roof slopes fronting the adjacent roads are of a conservation style, which can be secured through a planning condition, it is considered that the roof lights would not have an adverse impact on the character of the building.
- 8.10. Additional windows are proposed on the front elevations of the building at basement level. The pattern and separation of the windows would be consistent with the existing windows serving the basement level and therefore would not impact on the character of the building, subject to suitable design and materials which can be secured through a planning condition.
- 8.11. The existing windows in the front elevation are to be retained and repaired where necessary. Secondary glazing is already being used on several windows on the front elevation and therefore can be used on others to increase the efficiency of the building whilst retaining the character. The windows in the rear elevations of the

building are to be replaced with a more energy efficient design but these will not be visible from within the streetscene and is therefore considered to be acceptable.

- 8.12. Despite the above, the front elevations of the building would remain unaltered and would retain the architectural and historic interest of the building.
- 8.13. As part of the development it is proposed to demolish the relatively modern constructed cell block located within the court yard of the site. The cell block is only partially visible to the public through the vehicular access gates on Upper Bond Street. The cell block is no architectural interest and was constructed for functional purposes. It is considered that the demolition of the cell block would not be detrimental to the character of appearance of the conservation area in accordance with Policy BE8 of the Local Plan.
- 8.14. There are two minor extensions proposed to the rear elevations of the building. The ground floor extension would replace an existing section of the building that is an inefficient use of internal space. The extension would marginally increase the footprint of the building and would improve the tired appearance of the existing building. The first floor extension would infill an area between two sections of the building to align the outer wall. The proposed extension would also improve the appearance of the façade.
- 8.15. For the above reasons, it is considered that the proposed development would not have an adverse impact on the visual appearance of the building and would complement the visual appearance and character of the conservation area. The development is considered to be in accordance with Policies BE1, BE7 and BE8 of the Local Plan, DM10, DM11 and DM12 of the emerging SADMP and Section 12 of the NPPF.

Impact upon neighbouring residential amenity

- 8.16. Policy BE1 of the Local Plan and Policy DM10 of the emerging SADMP seek to ensure that development proposals shall not harm the amenity of neighbouring residential properties. The application site adjoins Nos.2 and 10a Hollycroft and Nos.20 and 22 Factory Road.
- 8.17. The roof lights proposed in the roof slopes would be situated at a height above floor level that would not allow views out into neighbouring residential gardens and therefore there would be no additional overlooking as a result of the proposed development.
- 8.18. The majority of works proposed would be internal and therefore would not cause excessive levels of noise and disturbance to the occupiers of nearby residential properties which would need to be controlled through use of a planning condition. Noise and disturbance associated with the demolition of the cell block would be controlled through demolition consent from building control in accordance with Section 80-83 of the Building Act 1984.
- 8.19. There would be some degree of noise and disturbance associated with the additional car parking to the rear of the building. However, it is not considered that this would be to an extent that would impact on the amenity of the occupiers of the dwellings.
- 8.20. On the ground floor a cycle store is proposed adjacent to the main entrance of the building. The cycle store would be served by two windows overlooking a small

enclosed courtyard. The windows should be obscured glazed, secured through a planning condition, to ensure that there is no direct overlooking into the windows serving habitable rooms of flat 9.

- 8.21. There are windows proposed looking into the enclosed courtyard from flat no.13 and 15. The windows of flat 13 do not serve habitable rooms and therefore should be obscured glazed, secured through a planning condition, to prohibit overlooking into the habitable rooms of flat15.
- 8.22. In light of the above, it is considered that the proposed development would not have an adverse impact on amenity of occupiers of nearby dwellings in accordance with Policies BE1 of the Local Plan and DM10 of the emerging SADMP.

Impact upon highway safety

- 8.23. Policies T5 of the Local Plan and DM17 of the emerging SADMP seek to ensure new development adheres to the design standards as set out in the 6C's design guide. Policy T5 of the Local Plan also seeks to ensure parking provision in accordance with the Council's Parking Standards unless a different provision can be justified. Policy DM18 of the emerging SADMP seeks to ensure parking provision appropriate to individual development.
- 8.24. Vehicular access is proposed through a shared access onto Upper Bond Street. The access is currently gated due to the use of the adjacent building as a police station and it proposed to be retained as gated. Leicestershire County Council (Highways) has been consulted on the application and raised no objection to the intensification of the use of the access.
- 8.25. The application initially proposed 11 car parking spaces to serve 35 residential units. Following concerns raised, the proposed replacement cell block building was removed to provide additional car parking as well as a reduction in the number of units. The development now proposes a total of 16 car parking spaces for the 30 residential units. Concern has been raised that the provision of car parking is still insufficient to serve the number of units proposed and this would lead to on-street parking on the roads in the vicinity. A viability assessment has been submitted to show that the number of units cannot be reduced further to lower the unit to parking ratio and there is no space on-site to provide additional parking.
- 8.26. Cycle racks are proposed in the rear courtyard of the development to provide a minimum of 14 cycle parking spaces in addition to two bike stores within the building adjacent to the main entrance and the entrance onto Hollycroft.
- 8.27. The application site is located in close proximity to the town centre of Hinckley which is the sub-regional centre. From the application site there is easy access to a wide range of services, facilities, jobs and public transport. The majority of roads in the vicinity of the site, other than Factory Road have no on-street, or time-limited, parking.
- 8.28. In light of the above, it is considered that 16 car parking spaces would be sufficient to serve the occupiers of the units. Due to the limited availability of on-street parking in the vicinity of the site and the sustainable location of the application site, the units that do not have an allocated car parking space would result in car-free development reliant on sustainable modes of transport. It is considered that the proposed development has a justified provision of car and cycle parking and would

not have an adverse impact on highway safety in accordance with Policies T5 of the Local Plan and DM17 and DM18 of the emerging SADMP.

Developer contributions

- 8.29. Policies IMP1 of the Local Plan and DM3 of the emerging SADMP seek to ensure that, where development creates a need to provide additional or improved infrastructure, amenities or facilities, developers make provision directly or indirectly through the appropriate funding mechanism. The emerging SADMP policy allows for a reduced infrastructure provision where it can be justified with the appropriate supporting evidence.
- 8.30. The lawfulness of developer contributions must be considered alongside the requirements contained within the Community Infrastructure Levy Regulations 2010 (CIL). The regulations require that where developer contributions are requested they need to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed.

Play and open space

- 8.31. Policy REC3 of the adopted Local Plan and the Play and Open Space SPD require new residential development to contribute towards the provision and maintenance of public play and open space facilities for children. The proposed development is within 400 metres of Hollycroft Park which provides such facilities. The contribution in this case would be a £29,370.45 capital contribution and a £17,947.75 maintenance contribution, totalling £47,318.20. The request to pay such contributions must be considered alongside guidance contained within the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations confirm that where developer contributions are requested they need to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed.
- 8.32. Within the Green Space Strategy 2005 - 2010, Hinckley was found to have a limited amount of equipped open space for its population when compared with the National Playing Fields Standard. The monies will be used to protect and enhance the quality of existing provision for children and young people.
- 8.33. It is considered that Hinckley has a deficit of equipped play space and it has been demonstrated that Hollycroft Park has a quality deficit relating to facilities. The size of unit proposed would appeal to families and given the proximity of the application site to these open spaces it is considered that the future occupiers would use the facility, increasing wear and tear and requiring more equipment. It is considered that the Council has demonstrated that the proposal is required for a planning purpose, it is directly related to the development and fairly and reasonably relates in scale and kind to the proposal, and a contribution is justified in this instance

Education

Primary School Sector

- 8.34. The site falls within the catchment area of Hollier's Walk Primary School. The School has a net capacity of 630 and 459 pupils are projected on the roll should this development proceed; a surplus of 171 pupil places. A total of 8 pupil places are included in the forecast for this school from S106 agreements for other

developments in this area and have to be discounted. This increases the surplus to 179 pupil places.

- 8.35. The overall deficit including all schools within a two mile walking distance of the development is 29 pupil places. A total of 96 pupil places have been discounted that are being funded from S106 agreements for other developments in the area. The 1 deficit place created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 1 pupil place in the primary sector is justified.
- 8.36. In order to provide the additional primary school places anticipated by the proposed development the County Council have requested a contribution for the Primary School sector of £6,775.45. This is calculated the number of deficit places created by the development (0.56) multiplied by the DFE cost multiplier which equals £6,775.45. The contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Hollier's Walk Primary School.

Secondary School Sector

- 8.37. The site falls within the catchment area of The Hinckley Academy. The Academy has a net capacity of 1150 and 900 pupils are projected on roll should this development proceed; a surplus of 250 pupil places. A total of 19 pupil places are included in the forecast for this school from S106 agreements for other developments in this area and have been discounted. This increases the surplus to 269 pupil places.
- 8.38. The overall deficit including all schools within a three mile walking distance of the development is 58 pupil places. A total of 59 pupil places have been discounted that are being funded from S106 agreements for other developments in the area. The 1 deficit places created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 1 pupil place in the 11-16 sector is justified.
- 8.39. In order to provide the additional 11-16 school places anticipated by the proposed development, the County Council have requested a contribution for the 11-16 school sector of £6,256.66. This is calculated the number of deficit places created by the development (0.35) multiplied by the DFE cost multiplier which equals £6,256.66. The contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at The Hinckley Academy.

Civic amenity

- 8.40. Leicestershire County Council has reviewed the proposed development and consider there would be an impact on the delivery of Civic Amenity waste facilities within the local area because of a development of this scale, type and size. As such a developer contribution is requested of £1,585.00. It is estimated that there will be an additional 8 tonnes of waste generated by the development of 30 dwellings and given that the total waste collected is approximately 7,874 tonnes per annum at this civic amenity site, it is difficult to see that a contribution is necessary or fairly related to this development as the impact from this development would be minimal.

Libraries

- 8.41. Leicestershire County Council consider the proposed development is of a scale and size which would have an impact on the delivery of library facilities within the local area. The nearest local library facility is Hinckley Library on Lancaster Road, within 500 metres from the site. The library facilities contribution request is £650. Leicestershire County Council consider that the proposed development will impact on local library services in respect of additional pressures on the availability of local library facilities. The contribution is sought for materials, such as books, audio books, newspapers and periodicals for loan and reference use to account for additional use from the proposed development.
- 8.42. Hinckley Library has an active borrower base of 9289 people. However, Hinckley Library attracts usage from a much wider catchment of 46,374 through additional borrowers who live outside the settlement area but come into Hinckley for work, shopping or leisure reasons. Active users of Hinckley Library currently borrow on average 24 items a year. Leicestershire County Council consider that the proposed development is likely to generate an additional 31 plus users and would require an additional 75 items of lending stock plus reference, audio visual and homework support material to mitigate the impacts of the proposed development on the local library service. It is considered that the library request has not demonstrated whether the contribution is necessary and how increasing lending stock would mitigate the impact of the development on the library facility and nor is such a small population increase arising out of the development likely to directly correlate to an impact in planning terms.

Developer contribution conclusions

- 8.43. The applicant has submitted a viability assessment stating that it would not be viable to deliver the scheme with the contributions requested. The NPPF states that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 8.44. An independent evaluation of the applicant's viability assessment is currently being undertaken; the result of which will be provided as a late item to Planning Committee. Depending on the outcome of the viability appraisal if the evaluation concludes that the request for contributions would render the development as unviable then an update will be provided to Members advising as to whether to accept the applicant's viability assessment and waive the contribution requests in the balance of the reuse of this key building within the town centre.

Affordable housing

- 8.45. Policy 15 of the Core Strategy requires the provision of affordable housing. Within Hinckley a provision of 20% affordable housing with a 75% social rented and 25% intermediate housing is sought as a starting on developments of 15 or more dwellings.
- 8.46. Based on the proposed 30 residential units a provision of 6 affordable units would be sought as a starting point. As noted in the section above, a viability report has been submitted which demonstrates that it is not viable to provide any affordable

units. A late items update will be provided to Members to outline whether or not any affordable housing provision can be secured in this instance.

Waste and recycling storage

- 8.47. Waste Management has been consulted on the application and commented that the maximum capacity of the building would be approximately 66 people. There is an approximate requirement for 70 litres of general waste per person per collection (fortnightly). The proposed development would therefore require 4 x 1100 litre bins to serve the occupiers. The provision required would be provided within a bin store to the rear of the site. In addition to general waste there is a requirement for recycling which is currently not provided. An additional two 1100 litre bins could be provided on-site at the expense of one set of cycle racks adjacent to the bin store. It is considered that, as the proposal does not provide adequate provision for general waste and recycling, that bin storage is secured through a planning condition for hard landscaping.
- 8.48. The bin storage proposed is a significant walk for the occupiers of some of the units proposed. However, there is limited opportunity to reduce the distance due to the limitations of the site and existing building. There is no pedestrian access through the vehicular access meaning the bins cannot be brought to the kerbside for collection. As a result, the bins would need to be collected by a private waste operator who would have access to the rear of the site.

Drainage

- 8.49. Policy NE14 of the Local Plan and DM7 of the emerging SADMP seeks to mitigate the impact of development on flooding and water quality.
- 8.50. The proposed development involves the change of use to a use identified by the Environment Agency as 'more vulnerable' to the effects of flooding. The site is partially within an area identified as at risk from surface water flooding every 1:30 year as shown on the Environment Agency flood maps.
- 8.51. A flood risk assessment has been submitted with the application that concludes that the building on the application site is at a 1:100 year risk of pluvial flooding with a maximum recorded flood level of 0.15m which would pose a low risk to the site. Additionally, due to the topography of the site and local infrastructure, overland flows would be conveyed away from the site and to the south posing no significant risk to the site. Furthermore, the development would not materially increase the amount of hardstanding and resulting surface water runoff.
- 8.52. Consultation responses of no objection have been received from the Lead Local Flood Authority, Environment Agency, Severn Trent Water and Environmental Health (Drainage). Severn Trent Water recommended a planning condition relating to the disposal of surface water. However, given the limited external works proposed, it is not considered this condition is necessary.
- 8.53. In light of the above, it is considered that the proposed development would not be at risk from flooding nor increase risks of flooding elsewhere in accordance with Policies NE14 of the Local Plan and DM7 of the emerging SADMP.

9. Conclusion

- 9.1. The application site is in a sustainable location within the settlement boundary of Hinckley where residential development is generally acceptable in principle and the reuse of a vacant building is encouraged. By virtue of the proposed layout, scale, design and appearance the scheme would complement the character and appearance of the conservation area and would not give rise to any material adverse impacts on the amenities of the occupiers of any neighbouring properties. The proposed layout also allows adequate access and off-street vehicle parking and turning to be provided within the site to ensure that it will not result in any adverse impact on highway safety.
- 9.2. The applicant has submitted a viability report to demonstrate that the requested developer contributions cannot be fulfilled without making the development unviable and therefore, subject to independent examination, the provision of being able to secure the contributions sought will be assessed and updated to Members as a late item.
- 9.3. The proposed development is considered to be in accordance with Policies 1, 15, 16 and 19 of the adopted Core Strategy, Policies RES5, BE1, BE7, BE8, NE14, T5 and T9 of the adopted Local Plan and DM1, DM3, DM7, DM10, DM11, DM12, DM17 and DM18 of the emerging SADMP together with the overarching principles of the NPPF.

10. Recommendation

- 10.1. **Grant planning permission** subject to:
- 10.2. The prior completion of a S106 agreement to secure the following obligations:
- Education - £13,032.11
 - Affordable Housing - six units
 - Play and Open Space - £47,318.20
- 10.3. Planning conditions outlined at the end of this report.
- 10.4. That the Chief Planning and Development Officer be given powers to determine the final detail of planning conditions.

10.5. 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 19 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 except in complete accordance with the details shown on the submitted plans, details and materials:

874/ 02 D - Site Plan (received on 15 December 2015)

874/ 07 A - Proposed Basement Plan (received on 22 January 2016)

874/ 08 D - Proposed Ground Floor Plan (received on 3 March 2016)

874/ 09 D - Proposed First Floor Plan (received on 3 March 2016)
874/ 10 B - Proposed Second Floor Plan (received on 22 January 2016)
874/ 11 B - Proposed Roof Plan (received on 22 January 2016)
874/ 12 E - Proposed Elevations (received on 3 March 2016)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details shown on drawing no.874/ 02 D, no development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
 - a) Means of enclosure
 - b) Car parking layouts
 - c) Other vehicle and pedestrian access and circulation areas
 - d) Hard surfacing materials
 - e) General waste and recycling storage area
 - f) Planting plans
 - g) Written specifications
 - h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
 - i) Implementation programme

Reason: To ensure that the development has a satisfactory external appearance and in the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

4. Prior to first occupation of the residential units hereby approved, 16 car parking spaces shall be provided in accordance with the details submitted and approved under condition 3. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking for the occupiers of the residential units hereby approved.

Reason: To ensure adequate off-street car parking is made available for the occupiers of the residential units in accordance with Policies T5 of the Hinckley & Bosworth Local Plan and DM18 of the emerging Site Allocations and Development Management Policies DPD.

5. Prior to first occupation of the residential units hereby permitted, a management plan for the storage and collection of general waste and recyclable materials shall be submitted to and approved in writing by the local planning authority. Management of general waste and recyclable materials shall be carried out in accordance with the approved plan.

Reason: In the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

6. Prior to first occupation of the residential units hereby permitted, a management plan for the car parking shall be submitted to and approved in writing by the local planning authority. Management of the car parking shall be carried out in accordance with the approved plan.

Reason: To ensure adequate off-street car parking is made available for the occupiers of the residential units in accordance with Policies T5 of the Hinckley & Bosworth Local Plan and DM18 of the emerging Site Allocations and Development Management Policies DPD.

7. Prior to installation, details of the design and materials to be used for the roof lights hereby permitted in the south east, south and south west roof slopes, shall be submitted to and approved in writing by the local planning authority. The roof lights shall be installed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance and in the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

8. Prior to installation, the design and materials of any replacement windows shall be submitted to and approved in writing by the local planning authority. The windows shall be installed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance and in the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

9. Prior to installation, details of the design and materials to be used for the basement windows hereby permitted shall be submitted to and approved in writing by the local planning authority. The roof lights shall be installed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance and in the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

10. The materials to be used on the external elevations of the proposed ground floor and first floor extensions shall match the corresponding materials of the existing building adjacent to the extensions.

Reason: To ensure that the development has a satisfactory external appearance and in the interests of visual amenity to accord with Policies BE1 and BE7 of the Hinckley & Bosworth Local Plan and DM10 and DM11 of the emerging Site Allocations and Development Management Policies DPD.

11. Prior to first use of flat 13,, the windows in the south east elevation overlooking the enclosed courtyard and facing flat 15, as shown on drawing no. 874/ 08 D, shall be obscure glazed to a minimum of level 3 and retained in perpetuity.

Reason: To protect the amenity of the occupiers of flat 9 from overlooking in accordance with Policies BE1 of the Hinckley & Bosworth Local Plan and DM10 of the emerging Site Allocations and Development Management Policies DPD.

12. Prior to first use of the bike store on ground floor adjacent to the main entrance of the building,, the windows in the north west elevation overlooking

the enclosed courtyard and facing flat 9, as shown on drawing no. 874/ 08 D, shall be obscure glazed to a minimum of level 3 and retained in perpetuity.

Reason: To protect the amenity of the occupiers of flat 9 from overlooking in accordance with Policies BE1 of the Hinckley & Bosworth Local Plan and DM10 of the emerging Site Allocations and Development Management Policies DPD.

10.6. 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.