

**Demolition of existing joiners workshop and stores and erection of new single storey dwelling**

**Report Item No  
A2**

**Wayside Cottage Loughborough Road Coleorton Coalville  
Leicestershire LE67 8HH**

**Application Reference  
18/00557/FUL**

**Grid Reference (E) 440582  
Grid Reference (N) 317246**

**Date Registered:  
3 April 2018  
Consultation Expiry:  
14 August 2018  
8 Week Date:  
29 May 2018**

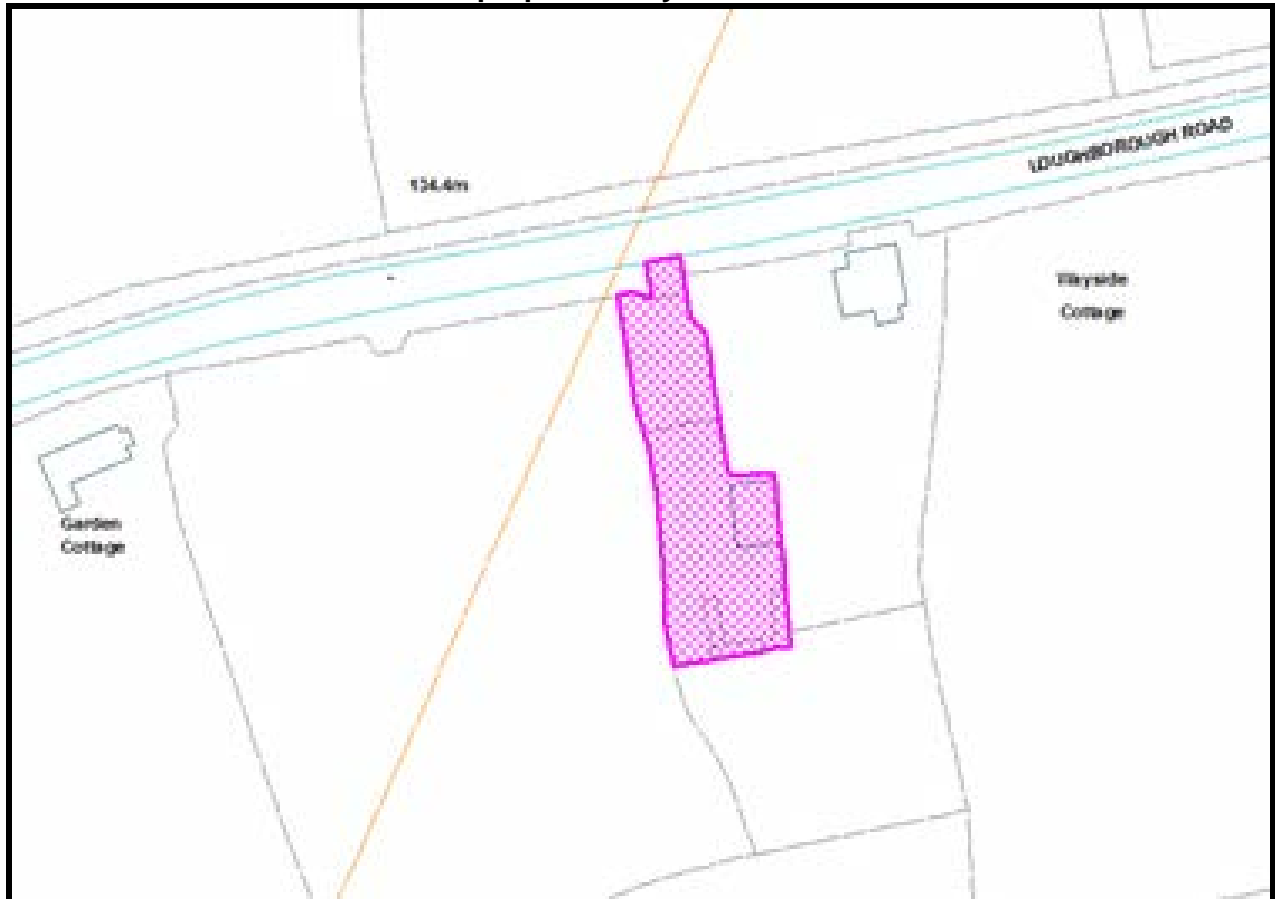
**Applicant:  
Mr Potter**

**Extension of Time:  
7 September 2018**

**Case Officer:  
Hannah Exley**

**Recommendation:  
PERMIT**

**Site Location - Plan for indicative purposes only**



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## **Executive Summary of Proposals and Recommendation**

### **Call In**

The application is brought to the Planning Committee as the planning agent is related to a serving councillor (Councillor Blunt) and contrary representations to the recommendation to permit the application have been received.

### **Proposal**

Planning permission is sought for the demolition of an existing joiner's workshop and associated wood stores and the erection of a single storey detached two-bedroomed dwelling on land to the south-west of Wayside, Loughborough Road, Coleorton. Vehicular access into the site would be achieved via the existing vehicular access off Loughborough Road.

### **Consultations**

A total of 3 letters of representation have been received, with all three stating support for the scheme but with one raising concern about increased traffic onto a busy road. No response had been received from Coleorton Parish Council at the time of writing this report and no objections have been raised by any statutory consultees.

### **Planning Policy**

The site is located outside the Limits to Development on the Policy Map to the adopted Local Plan. The application has also been assessed against the relevant policies in the NPPF (2018), the adopted Local Plan and other relevant guidance.

### **Conclusion**

The application site lies outside the defined Limits to Development close to the sustainable part of Coleorton, where the redevelopment of previously developed land is considered acceptable. The principle of residential development on this site has also been established by the granting of planning permission for the conversion of an existing joiners workshop building to a dwelling (Application 17/01469/FUL).

The modern design of the proposed new dwelling is acceptable and the scheme does not give rise to any significant material impacts upon the occupiers of neighbouring dwellings, visual amenity and the character of the area, highway safety or ecology. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions.

## **RECOMMENDATION:- PERMIT SUBJECT TO THE IMPOSITION OF CONDITIONS**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and Background

Planning permission is sought for the demolition of an existing joiner's workshop and associated wood stores and the erection of a single storey detached two-bedroomed dwelling on land to the south-west of Wayside, Loughborough Road, Coleorton. Vehicular access into the site would be achieved via the existing vehicular access off Loughborough Road.

The site is located outside the Limits to Development as defined by the adopted Local Plan (2017).

The application submission was accompanied by a Supporting Statement, Ecology Report and a Mining Report. During the course of the application, the agent confirmed that the applicant was eligible for and had been added to the Local Authority Self-Build Register.

#### Relevant Planning History:

17/01469/FUL - Conversion and extension of joiner's workshop to form one residential dwelling (Permitted)

### 2. Publicity

5 neighbours notified.

Site Notice displayed 24 April 2018.

### 3. Summary of Consultations and Representations Received

The following summary of responses is provided.

**Coleorton Parish Council** - no response received.

**Severn Trent Water Ltd** - no response received.

**NWLDC - Environmental Protection** has no environmental observations subject to contaminated land conditions.

**Leicestershire County Council - Ecology** has no objections.

**Coal Authority** has no objection subject to the imposition of a condition.

#### Third Party Representations:

3 letters of neighbour representation have been received raising the following comments:

- the proposal will enhance the site and the surrounding area;
- the building will be in keeping with other properties on Loughborough Road;
- the proposal is for a small dwelling and there are few in Coleorton;
- no objection to the principle of demolishing the joiners workshop and erecting a new dwelling on the site but concerned about the amount of development taking place in the area, specifically with regard to vehicular access,
- concerned about increased traffic onto the busy A512 (where motorists exceed the speed limit) in close proximity to the pub car park and other new development and those wishing to leave or join the A512 at risk of involvement in a road traffic accident;

- the speed limit of the road should be reduced or speed cameras should be introduced to keep residents safe.

#### **4. Relevant Planning Policy**

##### **National Policies**

*National Planning Policy Framework (2018)*

The policies of the North West Leicestershire Local Plan as listed in the relevant section below are consistent with the policies in the NPPF. The following paragraphs of the NPPF are considered relevant to the determination of this application:

Paragraphs 7, 8, 9, 10, (Achieving sustainable development);  
Paragraphs 11, 12 (The Presumption in Favour of Sustainable Development);  
Paragraph 56 (Planning conditions and obligations);  
Paragraph 74, 79 (Delivering a sufficient supply of homes)  
Paragraph 109 (Promoting sustainable transport);  
Paragraphs 127 (Achieving well-designed places);  
Paragraph 163 (Meeting the challenge of climate change, flooding, and coastal change)  
Paragraph 175, 178 (Conserving and enhancing the natural environment);

##### **Adopted North West Leicestershire Local Plan (2017)**

The following Local Plan policies are relevant to this application:

Policy S1 - Future Housing and Economic Development Needs  
Policy S2 - Settlement Hierarchy  
Policy S3 - Countryside  
Policy D1 - Design of New Development  
Policy D2 - Amenity  
Policy En1 - Nature Conservation  
Policy En3 - National Forest  
Policy IF4 - Transport Infrastructure and New Development  
Policy IF7 - Parking Provision and New Development

##### **Other Guidance**

National Planning Practice Guidance - March 2014.

Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System).

Leicestershire Highways Design Guide.

Good Design for North West Leicestershire SPD.

#### **5. Assessment**

##### **Principle of Development**

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the development plan

which, in this instance, includes the adopted North West Leicestershire Local Plan (2017).

The application site lies outside the defined Limits to Development and is in the countryside and therefore, Policy S3 of the adopted Local Plan applies. This policy stipulates that only certain types of development (including the redevelopment of previously developed land) are permitted and they must conform to certain criteria whilst aiming to preserve and enhance the environment. With regard to criteria (i) and (iv), the suitability of the proposal in relation to the character and appearance of the landscape and the integration of the proposal within existing development, these are covered below in the 'design and impact on the countryside' section of this report. As for criteria (ii) and (iii), the proposal would not result in the joining of settlements or ribbon development. With regard to criterion (v), the site is located close to the edge of the sustainable part of Coleorton.

Policy S2 of the adopted Local Plan identifies Coleorton in two parts - one in the Lower Moor Road Area, of which the site is close to the edge; and the other areas. The Policy states that developments in the Lower Moor Road part of Coleorton will be restricted to limited infill within the Limits to Development; in other areas of Coleorton development will be limited to conversions of existing buildings and the redevelopment of previously developed land.

In addition, the principle of residential development on this site has also been established by the granting of planning permission for the conversion of the existing joiners workshop building to a dwelling (Application 17/01469/FUL) which is still extant.

Whilst there is no reference in the adopted Local Plan to self-build dwellings, there is policy support for such dwellings in the NPPF, and also in the Self-Build and Custom Housebuilding Act 2015, and the Housing and Planning Act 2016. There are currently 40 people on the Council's self-build register with it being noted that the applicants have registered an interest in such a project. One self-build dwelling has been granted in the Packington area to date. Given the above it, is recognised that a self-build dwelling would provide social and economic benefits, although given that only one such dwelling is proposed, these benefits would be limited.

Therefore, it is considered that the re-development of previously developed land for residential purposes, where permission already exists for the conversion of the existing building to a dwelling, would be acceptable in principle, for the purposes of Policies S2 and S3 of the adopted Local Plan and paragraph 79 of the NPPF.

### **Design and Impact on Countryside**

The need for good design in new residential development is outlined not only in adopted Local Plan Policy D1 but also Paragraph 127 of the NPPF.

Properties in the vicinity are typically two-storey detached properties of traditional form which largely present their principal elevations to the roads on which they are sited. Dwellings are typically located close to the highway but there are examples of dwellings and outbuildings set back from the highway within the vicinity.

The proposed dwelling would replace an existing workshop building of simple form and construction which is considered to have little architectural merit, and therefore, there is no objection to the demolition of the existing building. The proposed dwelling would be of a modern flat roof design and would be set back from the highway behind the existing dwelling. The proposed building would occupy the same part of the site as the existing building, albeit with a less linear footprint and would be tucked behind a stagger in the garden to Wayside

Cottage where mature landscaping exists. The distant views of the building would be available across the adjacent field and hedgerows and down the access drive but would be well screened from the north and west by existing development. To the rear of the site are fields and although there is not substantial landscaping along the rear boundary, there are trees within the wider landscape to the rear which would provide a backdrop for the development. There are no public footpaths close to the site where views of the building would be available. The proposal would be well related to Wayside Cottage and its curtilage buildings such that the proposal would not occupy a prominent position in the wider landscape.

The building would be wider than the existing building but due to its flat roof design and shorter length, it would only have a volume 25 cubic metres larger than the existing building. The building would have a zinc roof with large areas of glazing in grey powder coated frames and the walls would be a mixture of handmade red brick and vertical cedar boarding.

Overall, it is not considered that the proposed building by virtue of its height, design and materials would have no significantly greater impact on the landscape and wider countryside than the existing building on the site which has permission for conversion to a dwelling. Whilst of modern design, the simple form and appearance of the building along with the materials proposed would help assimilate the development in this countryside location and the proposal would be compliant with the aims of Policy D1 of the adopted Local Plan as well as Paragraph 127 of the NPPF. In order that the simple form and modern design of the building is not compromised, it is recommended that permitted development rights are removed by condition.

### **Residential Amenities**

The only neighbouring property would be Wayside Cottage, a two-storey dwelling located to the north east of the site and position close up to the highway boundary. There would be a distance of 25m at its closest point between the existing and proposed dwellings, which is considered to be sufficient to ensure that there would be no overbearing, overlooking or overshadowing impacts from the proposed dwelling on the existing dwelling. The garden to the existing dwelling extends alongside the boundary with the application site and the proposed dwelling would be single storey and therefore, would allow no overlooking of the neighbouring garden. The neighbouring garden is enclosed by 1.8m high close boarded fencing which will ensure the privacy of the occupiers of the proposed and existing dwellings when using their garden areas. It is not considered that any additional boundary treatments or landscaping will be required for this scheme.

Overall, it is considered that the development would not have any significant detrimental impact upon neighbouring residential amenities and the proposal is considered to be acceptable in relation to Policies S3(i) and (iv) and D2 of the adopted Local Plan.

### **Means of Access and Highway Safety**

The County Highways Authority advises that the application falls to be considered under highways Standing Advice, but also suggests attaching a condition to secure the proposed car parking and turning facilities.

The proposed dwelling will be accessed via the existing access which is secured by an existing gate. The proposed two bedroomed dwelling is not considered to give rise to a significant number of additional trips on the highway and the submitted plans show that two off street car parking spaces can be provided for within the site. It is also noted that there is an extant permission for a residential use of the site and the current proposal would have no greater

impact on the highway network than the approved scheme. It has been previously demonstrated as part of planning permission 17/01469/FUL that a visibility splay of 2.4 x 97.9 metres can be achieved to the west and a 2.4 x 101 metre splay can be achieved to the east of the existing access. Loughborough Road is a Classified A road with a 50 mph speed limit and although the site cannot provide the 2.4 x 160 metre visibility splays as set out in the Highways Standing Advice, the site already benefits from the existing access and an existing use at the site. It is considered that the use of the property for residential use would pose no additional harm in terms of highway safety matters. A gravel turning facility has been provided at the site in order for vehicles to exit the site in a forward gear. Given that the access is as existing and an appropriate amount of off street car parking and turning has been provided for at the site it is considered that the proposal would not conflict with highway safety policies IF4 and IF7 of the adopted Local Plan or the advice contained in the Leicestershire Highways Design Guide and Paragraph 109 of the NPPF.

### **Ecology**

The application includes the removal of an existing building within the countryside and accordingly, an ecological appraisal (including Protected Species Survey) was submitted as part of the application submission. The County Ecologist advises that the no objection would be raised to the demolition of the former joiners building (with no bat survey being required) and the proposal would be no closer to an existing pond to the south (within 60m). The County Council have records for this species within the vicinity of the site but the pond has been subject to no surveys. However, the County Ecologist advises that the pond has been assessed by the consulting ecologist as 'below average' and on this basis, the County Ecologist advises that a survey is not needed and raises no objection to the application proposal. On this basis it is considered that protected species would not be adversely affected by the proposal and the proposal complies with the Habitats Regulations 2010 and Policy EN1 of the adopted Local Plan and paragraphs 175 of the NPPF.

### **Other Matters**

Due to the historic use of neighbouring land as a landfill site, for clay brick and tile manufacture and quarrying of clay, sand and gravel, the Council's Environmental health Officer advises that permission be conditioned to ensure that the land is fit for use as the development proposed in order to ensure compliance with paragraph 178 of the NPPF and Policy En6 of the adopted Local Plan.

### **Conclusion**

The application site lies outside the defined Limits to Development close to the sustainable part of Coleorton, where the redevelopment of previously developed land is considered acceptable. The scheme does not give rise to any significant material impacts upon the occupiers of neighbouring dwellings, visual amenity and the character of the area, highway safety or ecology. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions.

### **RECOMMENDATION - PERMIT, subject the following condition(s):**

1. Standard time limit
2. Approved plans
3. Materials
4. Definition of residential curtilage

5. Land contamination
6. Provision of visibility splays
7. Surfacing of driveway
8. Provision of off street car parking
9. Removal of permitted development rights