

Erection of one dwelling (Outline - details of access and layout for approval)

Report Item No
A3

189 Main Street Thringstone Coalville Leicestershire LE67 8NE

Application Reference
19/00572/OUT

Grid Reference (E) 442469
Grid Reference (N) 317881

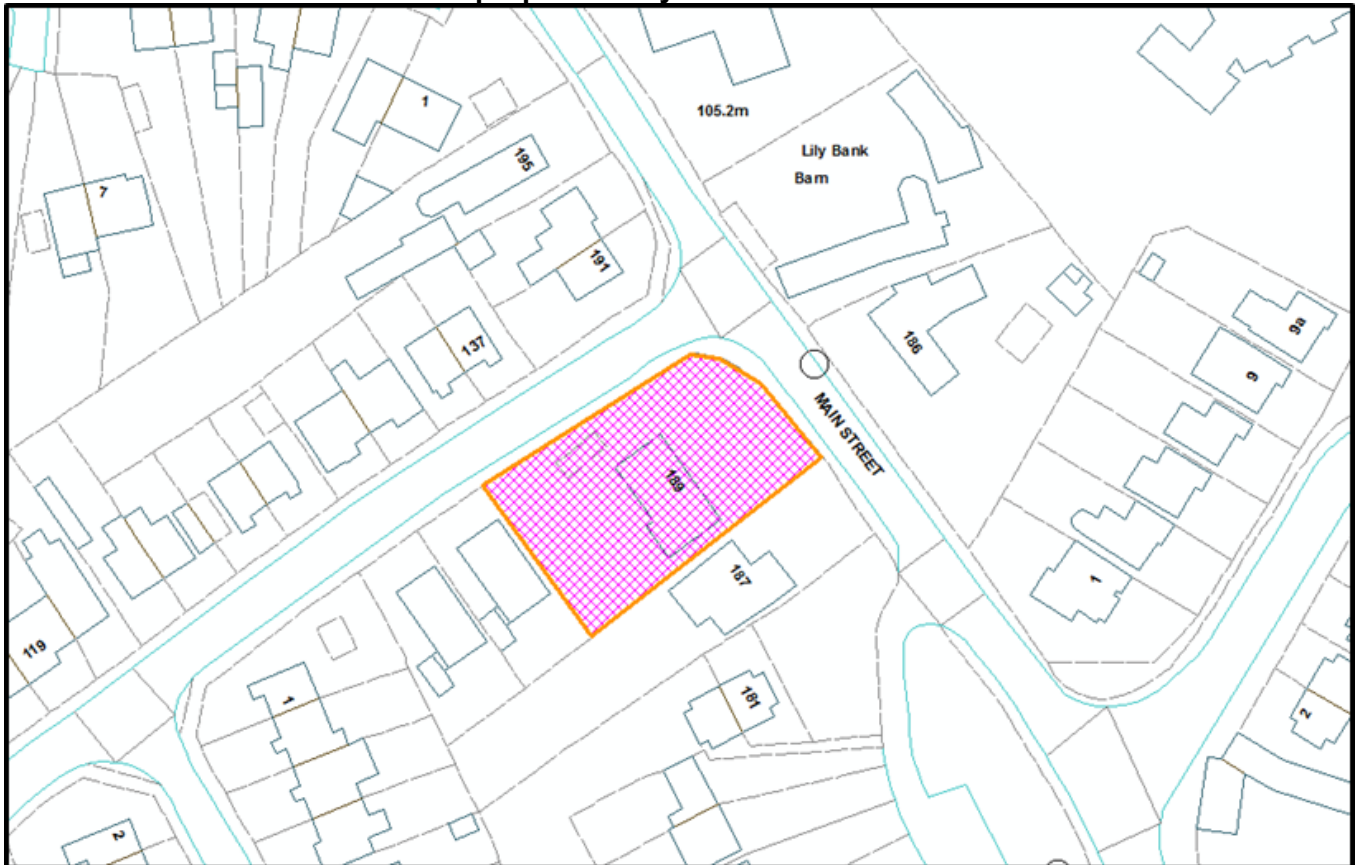
Date Registered:
21 March 2019
Consultation Expiry:
28 May 2019
8 Week Date:
16 May 2019
Extension of Time:
None Agreed

Applicant:
Executors of Mr Donald Deceased

Case Officer:
Chris English

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

Outline planning permission is sought for the erection of one dwelling (details of access and layout for approval) at 189 Main Street, Thringstone.

Consultations

Two letters of representation has been received, raising concerns over impacts on highway safety and overshadowing impacts on No. 90 Glebe Road, Thringstone. Leicestershire County Council Highways Authority have no objections to the application subject to the imposition of planning conditions. Leicestershire County Council's Ecologist has no objections to the proposal and North West Leicestershire District Councils Environmental Protection Team have no objections subject to the imposition of a condition restricting the hours of construction.

Planning Policy

The site is located within the Limits to Development on the Policy Map of the adopted Local Plan. The application has also been assessed against the relevant policies within the NPPF (2019), the adopted Local Plan and other relevant guidance.

Conclusion

The principle of the development is acceptable. The proposal is not considered to have any significant detrimental residential amenity or highway impacts. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, the advice in the NPPF and the Council's Good Design SPD. It is therefore recommended that the application be permitted, 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

Outline planning permission is sought for the erection of one dwelling (details of access and layout for approval) at 189 Main Street, Thringstone.

The site is located within Limits to Development, as defined by the Policy Map to the adopted Local Plan.

Amended plans were received during the course of the application to address concerns raised by Leicestershire County Council Highway Authority over the proposed visibility splays.

Relevant planning history:

07/01393/OUT - Erection of one dwelling (Outline - all matters reserved) - Permitted 31st October 2007.

2. Publicity

12 neighbours have been notified.

3. Summary of Consultations and Representations Received

2 No. letters of neighbour representation have been received raising concerns on the following grounds:

- Highway safety
- Overshadowing impacts

Leicestershire County Council Highways Authority have no objections subject to the imposition of planning conditions.

Leicestershire County Council Ecologist has no comments on the application.

North West Leicestershire District Council's Environmental Protection Team have requested a condition be imposed on any planning permission granted to restrict the hours of work.

4. Relevant Planning Policy

National Policies

National Planning Policy Framework (2019)

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 55 (Planning conditions and obligations)
- Paragraph 109 (Promoting sustainable transport)
- Paragraphs 127, 130 (Achieving well-designed places)

Adopted North West Leicestershire Local Plan

The following policies of the adopted Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

S1 - Future housing and economic development needs
S2 - Settlement Hierarchy
D1 - Design of new development
D2 - Amenity
IF4 - Transport Infrastructure and new development
IF7 - Parking provision and new development
En3 - The National Forest

Other Policies and Guidance

National Planning Practice Guidance - March 2014.
Leicestershire Highway Design Guidance.
Good Design for North West Leicestershire SPD - April 2017.

5. Assessment

Principle of Development

The site is located within Limits to Development and Thringstone is part of the Coalville Urban Area which is classified as a Principal Town in Policy S2 of the adopted Local Plan where the largest amount of new development will occur due to the extensive range of services and facilities (including sustainable transport).

As such, the principle of a new dwelling in this location is considered to be acceptable, subject to all other planning matters being addressed. The matters to be agreed as part of this outline application are access and layout.

Impact on the Character and Appearance of the Streetscape and Wider Area

During the course of the application, amended plans have been received to address highway safety concerns. This has resulted in the layout of the proposed dwelling to be reconfigured.

Whilst the proposal would be situated within the current residential curtilage of No. 189 Main Street, Thringstone, the proposed access would be from Glebe Road and the layout of the proposal would reflect the character and style of the neighbouring properties on Glebe Road (Nos. 88 and 90 Glebe Road). Namely, the layout of the dwelling would follow the building line of the adjacent properties on Glebe Road with a similar scale private rear amenity space and have a staggered principle elevation - albeit with the forward projecting element to the south-west side of the boundary as opposed to the north-east. This alteration to the layout design of the proposed dwelling would address the highway safety concerns and would not have a significantly detrimental impacts on the streetscene of Glebe Road or the character of the surrounding area.

With regard to private rear amenity space, the remaining area to the rear of No. 189 Main Street and the rear amenity space of the proposed dwelling would both exceed the footprint of the dwellings respectively and would therefore accord with the guidance set out in the Good Design for North West Leicestershire SPD.

The appearance of the dwelling would be agreed at the reserved matters stage and it is considered that at this point an appropriate design could be achieved which would accord with

the Good Design for North West Leicestershire SPD. The Local Authority recommends a single storey dwelling that has a similar design to Nos. 88 and 90 Glebe Road and a note to applicant is accordingly recommended.

Overall, the layout of the development is considered to be compliant with Policy D1 of the adopted Local Plan, guidance within the NPPF and the Good Design for North West Leicestershire SPD.

Neighbours and Future Occupants Amenities

It is considered that the properties most immediately affected by the proposed development would be Nos. 187 and 189 Main Street, Thringstone and No. 90 Glebe Road, Thringstone.

The proposed dwelling would be situated along the rear boundary wall of No. 189 Main Street, Thringstone, therefore careful consideration should be given to the design of the proposed dwelling and any landscaping and boundary treatments at reserved matters stage to ensure that there is no detrimental overlooking, overshadowing or overbearing impacts on the rear amenity space of the neighbouring property.

Furthermore, subject to details of boundary treatments to be agreed at reserved matters stage, the proposed dwelling would not be overlooked by No. 189 Main Street as the neighbouring property is single storey in height.

With regard to No. 90 Glebe Road, the layout of the proposed dwelling has been designed to reduce the impacts on the neighbouring property as it would only marginally extend beyond the front elevation of the neighbouring property and would not extend beyond the rear elevation of No. 90 Glebe Road. However, consideration should be given to any south-west elevation windows proposed, and landscaping and boundary treatments on the south-west boundary.

It is therefore considered that a dwelling could be provided which would not result in any adverse overlooking, overbearing or overshadowing impacts to neighbouring properties subject to careful consideration being given to the design, scale and boundary treatments of the proposed dwelling.

Overall, the proposed layout of the development would be considered compliant with Policy D2 of the adopted Local Plan, guidance set out in the Good Design for North West Leicestershire SPD and the NPPF.

Accessibility

Due to the scale of the proposal, the application has been assessed under Leicestershire Highways Standing Advice Document. However, considering the initial proposal did not accord with the guidance set out, amended plans have been received to relocate the proposed access and formal comments have been submitted by Leicestershire County Councils Highways Authority.

The visibility to the east of the site access is drawn to the junction with Main Street and is therefore acceptable. Visibility to the west of the site is shown to be 2.4m by 38m; whilst typically 2.4m by 43m is required for roads subject to a 30mph speed limit, given the residential nature of the road and taking into consideration that vehicles will be slowing on the approach to the junction with Main Street, the Highway Authority have concluded it would be unreasonable to seek to resist the proposals on that basis.

There has been one recorded personal injury collision (PIC) within 250m of the site within the

last five years. The PIC occurred on Main Street in 2017, was recorded as 'slight' in severity and was recorded as a hit and run. The Highway Authority therefore does not consider that the development proposal would exacerbate the likelihood of further such incidents occurring.

As the scale of the proposal is unclear at this point, the number of off-street car parking spaces required is yet to be determined, as such, the Highway Authority have requested a condition be imposed on any outline planning granted to agree off-street car parking provisions at reserved matters stage. It should be noted that with the proposed layout, there is adequate space within the curtilage of the proposed dwellinghouse to accommodate a sufficient level of off-street car parking.

The Highway Authority have also noted that the proposed layout does not allow for turning facilities within the curtilage of the dwellinghouse. Notwithstanding this, they have noted that the proposed arrangement is conducive to the surrounding area and as such the Local Highway Authority would not seek to resist the proposal on this basis.

On balance, the proposal is therefore considered to be acceptable in relation to Policies IF4 and IF7 of the adopted Local Plan as well as the Leicestershire Highway Design Guide.

Conclusion

The principle of the development is acceptable. The proposal is not considered to have any significant detrimental design, residential amenity or highway impacts. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, the advice in the NPPF and the Council's Good Design SPD. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions;

- 1 Reserved Matters application
- 2 Details of scale, appearance and landscaping to be agreed
- 3 Approved plans
- 4 Finished floor and ground levels
- 5 Off-street parking
- 6 Visibility splays
- 7 Pedestrian visibility
- 8 Access arrangements
- 9 Construction hours