

**Committee date: 18<sup>th</sup> February 2014**

**Reference:** 13/00919/FULHH  
**Date submitted:** 23<sup>rd</sup> December 2013  
**Applicant:** Mr Philip James  
**Location:** 24 Oxford Drive, Melton Mowbray  
**Proposal:** Two Storey Rear Extension



**Proposal :-**

This application seeks planning permission for a two storey extension to an existing domestic dwelling to provide a larger bedroom and a dressing area to the master bedroom and a new family room/kitchen. The dwelling was built during the 1950's and there are similar houses and bungalows surrounding the site. No additional bedrooms are planned. The dwelling is sited on a generous plot of land.

It is considered that the matters for consideration are:

- Impact upon neighbouring properties
- Impact upon character of the area
- Whether the size of the proposed extension is acceptable

**The application is presented to the Committee because the applicant's wife is a member of staff at Melton Borough Council.**

**Relevant History:-**

09/00010/FUL – Two storey and single storey rear extension – Permitted 27.2.2009 (this was not implemented).

**Planning Policies:-**

**The National Planning Policy introduces a ‘presumption in favour of sustainable development’ meaning:**

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Chapter 7 – Requiring Good Design

**On Specific issues it advises:**

**Require Good Design**

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

**Melton Local Plan (saved policies):**

Policies OS1 and BE1 allow for development within Town Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

**Consultations:-**

Consultation reply	Assessment of Head of Regulatory Services
<b>Highway Authority – No objection,</b>	It is considered that the proposal meets the objectives of policies OS1 and BE1 in relation to highways safety, and that suitable access and parking at the site is available. There are no additional bedrooms proposed.
<b>Ward Councillors:</b>	No observations received

**Representations:**

Six neighbouring properties were consulted; no comments have been received.

**Considerations not raised through Representations.**

<b>Representation</b>	<b>Assessment of Head of Regulatory Services</b>
<b>Application of the Development Plan Policies:-</b>  The site lies within the town envelope where residential development is supported. Policies OS1 and BE1 seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with.	The development is considered to accord with the relevant criteria contained within Policy OS1 and BE1 of the adopted Melton Local Plan.
<b>Compliance (or otherwise) with Planning Policy</b>	As stated above, the development is considered to accord with the applicable Local Plan policies. In this instance, the policies are not considered to conflict with the NPPF and as such there is no requirement to balance the regimes against one another.
<b>Impact upon the character of the area:</b>	The property is located within a generous sized plot and the proposed extension would be built to the rear of the property. It would extend partially to the side of the property by 66cm which would be very minimal. The projection would not have an adverse impact upon the character of the area or the street scene.
<b>Impact on Residential Amenity</b>	<p>The proposed development would be a partial two storey extension and a flat roofed single storey extension located to the rear of the property. The two storey element would be to a height of 6.7 metres and is significantly subservient to the height of the host dwelling.</p> <p>The two storey section of the extension would project to the rear of the property by 3.8 metres which is 20 cm shorter than that allowed as permitted development (should the extension have been solely single storey)</p> <p>There would be little impact upon number 22 because of the height of the two storey element and the flat roofed garage (shared between the two properties) lies between thus giving a substantial gap between the two houses.</p>

	<p>The previous application (09/00010/FUL) which was approved, consisted of the same two storey element but the single storey section had a mono-pitched roof. The current application has a flat roof with a velux flat roof window.</p> <p>With regard to the impact of the single storey element on the adjacent property (number 26), the height would be 2.6 m and the length 4 m. A single storey extension would be classed as permitted development at 2.5 metres high and 4m in length. The proposal only exceeds this by a height of 10 cm. Number 26 has a wooden carport which separates the two sites and is at a similar height to that of the single storey element of the proposal. A two metre fence also separates the two properties.</p> <p>It is therefore considered that there would be no adverse impact upon the residential amenities of the neighbouring properties.</p>
<b>Design and Materials</b>	<p>The proposed extension has been carefully designed to enhance the host property. The materials would match the existing dwelling.</p>

### **Conclusion**

The application site lies within the town envelope and thus benefits from a presumption in favour of development under policies OS1, BE1. The site is capable of being developed without compromising the existing residential amenities of neighbouring properties and a suitable access is available along with a garage and an area for parking within the site. Accordingly the proposal is considered acceptable and is recommended for approval subject to conditions.

### **RECOMMENDATION:- Approval subject to conditions:-**

1. The development shall be begun before the expiration of three years from the date of this permission
2. The extension should be built strictly in accordance with the plans submitted to the Local Planning Authority on 23<sup>rd</sup> December 2013
3. All external materials used in the development hereby permitted shall be of the same type, texture and colour as those used in the existing building.

The reasons for the conditions are:-

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt
3. To ensure a satisfactory standard of external appearance.

Officer to contact: **Mrs Karen Jensch**

**Date: 30<sup>th</sup> January 2014**