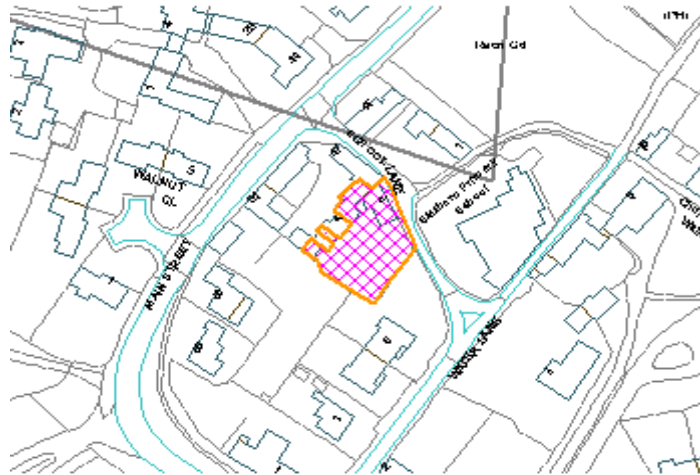


Reference: 14/00665/FULHH
Date submitted: 13th August 2014
Applicant: Mr & Mrs Swain
Location: 2 School Lane, Stathern, LE14 4HT
Proposal: Demolition of existing garage. Extension of dwelling to form first floor bedrooms and additional ground floor living accommodation



Proposal :-

The proposal comprises the addition of a first floor and 2 storey glass link extension running along the east boundary adjacent to the highway of School Lane, with a cross gable link extension protruding back to the rear. The additions will provide an additional 3 first floor bedrooms with ensuite and family bathroom with extended ground floor accommodation. The application site is positioned to the centre and within the village envelope and designated Conservation Area for Stathern.

It is considered that the main issues relating to the proposal are:-

- **Impact upon the Character of the Area**
- **Whether the size of the proposed extension is acceptable**

The application is to be considered by Committee due to the level of representations received in support of the application.

Relevant History:-

05/0044/FUL Proposed demolition of existing felt roofed extension and replacement with conservatory.

06/1058/FUL Revised application for conservatory (previously approved 05/00044/FUL)

13/0702/FUL Demolition of existing garage and extension to dwelling to form first floor bedrooms and additional ground floor living accommodation.

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village 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.

The National Planning Policy Framework 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- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: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.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- deliver development in sustainable patterns and
- re-using brownfield land.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

On Specific issues it advises:

Delivering a Wide choice of High Quality Homes

- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities;

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

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.

Conserving and Enhancing the Historic Environment

- Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal
- In determining planning applications, local planning authorities should take account of:
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal
- Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12).

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Stathern Parish Council – have no objections and are happy for the application to proceed	Noted
Highway Authority – The proposed vehicular access does not meet current standards for visibility splays, however it would not appear to be materially worse than the existing access and therefore would be difficult to resist. However in order to improve visibility there is some overhanging vegetation on the south-eastern side of the access that should be removed and thereafter so maintained free from obstruction.	Noted – There is an existing narrow access via School Lane, with a detached garaged and boundary wall south of the host dwelling, which provides minimal parking for 2 cars. The proposal comprises demolition of the garage and part of the wall to relocate the vehicular access Conditions can be imposed accordingly with a separate note to the applicant regarding works

	<p>within the highways.</p> <p>It is not considered that the proposal will have a detrimental impact on highway safety.</p>
<p>Ecology: - Provided that the ecological survey submitted in support of the previous application on this site (13/00702/FULHH) can be used in support of this application, we have no recommendations on this application. The survey was completed by CBE Consulting in October 2013.</p>	<p>Noted. - The ecology report submitted in support of this application (CBE Consulting, October 2013) was satisfactory. No protected species or ecological features of note were identified, and no further action is required</p>

Representations:

A site notice was posted and neighbouring properties consulted. 10 letters of representation from 10 households in support of the application have been received to date.

Representation	Assessment of Head of Regulatory Services
<p>Impact upon the character of the area ;</p> <p>It will not over develop the existing site and will add valuable living space.</p> <p>It will not negatively impact upon the school or area.</p> <p>The height of the proposed first floor accommodation is in proportion with the large building attached to it</p> <p>This will be a positive improvement on the aesthetics of the existing building and will provide the much needed family living as needed. This is in keeping with the other buildings in the area such as the school and will be a positive addition to this conservation village.</p> <p>The proposed development appears to be well thought out and sympathetic to the character of the conservation area.</p> <p>It will be a positive addition with the conservation area and such a carefully considered and sympathetic proposal should be welcomed.</p>	<p>The existing site has an unusual arrangement being a semi detached single and one and half storey of brick, stone, and tile construction, positioned at an obtuse angle to that of the attached 2 storey dwelling No 47 Main Street. Numbers 2 and 4 School Lane, now merged as one dwelling, occupies the north and east boundary of the plot and presents a mix of outbuildings and rooflines to the rear, having undergone previous extensions and alterations. While to the front and adjacent, running parallel to the single narrow carriage way, there is a single storey element following the contours of the road, together with a boundary stone and tile wall to the south east boundary.</p> <p>When viewed from the south, the appearance and form of additional rooflines, against that of the host dwelling and No 47 Main Street, are not considered to harmonise with those existing. It is envisaged that the proposed additions are excessive in mass and scale to that of the host dwelling and when viewed within the streetscene of School Lane, the form of altered and extended rooflines would adversely alter the character and appearance of the immediate area, to the detriment of the streetscene and would not therefore preserve or enhance that of the historic environment and wider Conservation Area. For then same reasons it would be contrary to Policy OS1 and BE1 of the Melton Local Plan.</p> <p>To accommodate sufficient parking arrangements, the applicant proposes part demolition of the boundary wall to the south of the site, which runs parallel with that of School Lane, It is considered that the stone and tile wall appears an original</p>

	<p>feature within the streetscene whereby its loss would further detract from the preservation of the character and appearance within this part of the Conservation Area.</p> <p>It is considered that the proposals would have an detrimental impact by virtue of its mass, scale and design on the streetscene and would not preserve or enhance the Conservation Area contrary to Policies OS1, BE1 and the NPPF.</p>
<p>Design:</p> <p>It will be in keeping with the existing building.</p> <p>The design is sympathetic to the village and existing building.</p> <p>The proposed extension is in keeping with the surrounding buildings, including the school and there does not appear to be any material reason to refuse the application. The proposals will improve the visual aspect from the public highway and school buildings.</p> <p>It is in keeping with the surrounding area. Lifting the roof will only better proportion the dwelling with the large house next door. The improvements will also make the house more appealing to the eye.</p>	<p>The application proposes a first floor extension to part of the north east elevation constructed of materials to match that of the host dwelling, fronting the highway, and a 2 storey cross gable extension, protruding back into the site with a glass link joining the two elements resulting in an additional first floor area of 77.5sq m and an additional ground floor area of 36 sq m.</p> <p>Although the proposed materials are sympathetic to the host dwelling and in keeping with the area, the combined effect of the increased and extended house and the new roof would considerably increase the bulk and mass of the dwelling when viewed from within the streetscene.</p> <p>The site lies within the conservation area and the proposals are not considered to preserve or enhance the character and appearance of that designation. The proposal is therefore considered to conflict with Saved Local Plan policies OS1 and BE1, which allow for development within the village envelope provided that the form, character and appearance of the settlement are not adversely affected, the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality, together with the NPPF which states new development should contribute positively to the distinctiveness, safeguarding the character of the area.</p> <p>The appearance of the extension would not be considered subservient in size or scale leading to an imposing and prominent presence, contrary to Policies OS1, BE1 and the NPPF.</p>
<p>Impact upon neighbouring properties:</p> <p>It seems to be a sensible application to extend the family home, for a growing family. It does not adversely affect those around.</p>	<p>The proposal includes lifting a section of the existing roof to create additional first floor accommodation that runs along the eastern boundary, adjacent to the highway of School Lane. The design of the roof appears to have taken consideration of the first floor window to No 47 Main Road which steps down and then increases with the new 2 storey element and glass link to the south.</p>

	<p>The location, orientation and separation distance of the extension, in relation to any neighbouring property is otherwise acceptable whereby the proposals would not impact upon the residential amenity to any significant degree</p> <p>The proposals would not have an undue adverse impact on the residential amenities of neighbouring properties.</p>
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Conclusion

The application site lies within the village envelope and designated Conservation Area for Stathern and thus benefits from a presumption in favour of development under policies OS1 and BE1. The proposed development complies with highway requirements and would not have a detrimental impact on adjoining properties. However, the proposed extensions, by virtue of its scale, size and massing, together with the loss of the boundary wall, would adversely alter the character and appearance of the immediate area, to the detriment of the streetscene and the wider Conservation Area. Therefore, the proposal is considered to be contrary to saved Policies OS1 and BE1 of the adopted Melton Local Plan and to the National Planning Policy Framework which seeks to promote good design, together with preserving and enhancing the historic environment. Accordingly, the proposal is recommended for refusal as set out below.

RECOMMENDATION:- Refuse for the following reasons:

- 1) The proposed extensions, by reason of their scale, size and massing, together with the loss of the boundary wall, would adversely alter and fail to preserve or enhance the character and appearance of the Conservation Area and would be to the detriment of the streetscene. The proposal is therefore considered to be contrary to saved Policies OS1 and BE1 of the adopted Melton Local Plan and to the National Planning Policy Framework regarding ‘Requiring Good Design’ and ‘Conserving and enhancing the Historic Environment’.

Officer to contact: **Deborah Dowling**

Date: 28th October 2014