

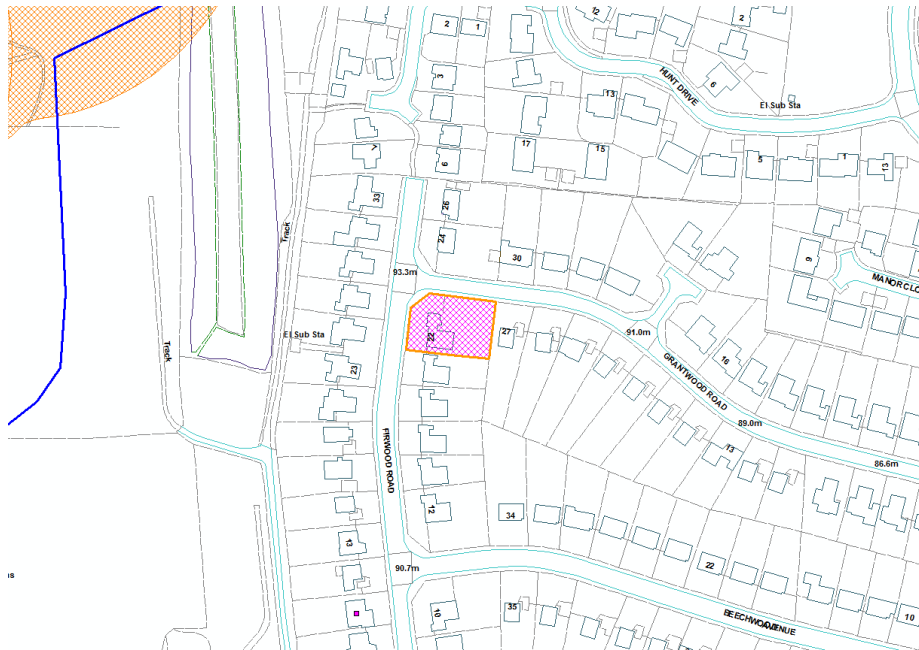
**Reference:** 14/00584/FULHH

**Date Submitted:** 21.7.14

**Applicant:** Mr D Cadwallader

**Location:** 22 Firwood Road, Melton Mowbray

**Proposal:** Single storey side extension to bungalow to form a garage and erection of a 1.8m high close boarded fence.



**Introduction:-**

**The proposal is to extend to the side of the house to create an attached double garage, plus the addition of a portion fence .**

The application site currently consists of a detached bungalow with an integral single garage and is located within the Town Envelope of Melton Mowbray. The dwelling currently has off road parking for 2 – 3 vehicles. The site to the site is bounded mostly by a 2 metre high hedge and is open to the front. The property is located on the corner of the junction between Firwood Road and Grantwood Road. There are similar properties surrounding the site, plus several bungalows built as part of the housing estate.

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

- **Impact on the streetscene**
- **Impact upon residential amenity**

The application is reported to the Development Committee as the applicant is related to a member of staff.

**Relevant History:-**

Planning permission was granted for extension of the bungalow plus replacement of the flat roof for a tiled pitched roof: 84/00331/FUL.

**Policies & Guidance:-**

**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.

**NPPF:-**

The NPPF seeks to ensure that there is a presumption in favour of ‘Sustainable Development’ introducing three dimensions in achieving sustainable development through the planning system, an economic role, a social role and an environmental role.

The framework introduces 12 core planning principles with more detailed criteria contained within the 13 chapters. Relevant to this proposal is:-

Chapter 7 – Requiring Good Design:- Good design is a key aspect of sustainable development and should contribute positively to making places better for people. Good design goes beyond aesthetics and should address the connections between people and places and the integration of new development into the natural, built and historic environment. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. The NPPF advises that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

It is not considered that the NPPF is in conflict with the provisions of the development plan which seek to restrict housing within existing settlements and to safeguard the character of the area and to not have a detrimental impact upon existing residential amenities.

**Consultations:-**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<b>LCC Highways:</b> The garage should only be served by the existing vehicular access.	The access is not being altered.  The proposed fence will be situated in the same location as the existing hedge; therefore this proposal will not alter the current situation in terms of visibility to the highway.

	<b>The proposal will not have an adverse impact on highway safety.</b>
--	--

**Representations:**

Three neighbouring properties have been consulted, as a result no representations have been received to date.

**Other material considerations (not raised through consultation or representation)**

<b>Policy position:</b>	The application is located within the Town Envelope for Melton where there is a presumption in favour of development in the Local Plan under policies OS1 and BE1.
<b>Impact on Streetscene:</b>	<p>The proposal involves the addition of a double garage to the north side elevation facing Grantwood Road. The proposed garage will be partially screened by the existing 2m high hedge to the north east, and the addition of a 1.8m high fence to the north boundary. The western elevation of the proposed garage will be fully visible from Firwood Road, however it is not considered that the proposal would have a detrimental effect on the streetscene because the design of the proposal is sympathetic to the host building and its surroundings, with the addition of a gable front to the garage to mirror the existing gable to the front of the bungalow, and a standard double garage door which would not be out of keeping with this residential area. The scale of the proposal is not considered to be excessive in terms of the site which is on a large corner plot with spacious side front and rear garden areas.</p> <p><b>Therefore it is not considered that the proposal will have a negative effect upon the streetscene.</b></p>
<b>Impact on Residential Amenity:</b>	<p>The garage will be sited on the northern elevation of the property, with a ridge height to match the existing roof line.</p> <p>There are no windows proposed to overlook any neighbouring properties.</p> <p>The dwellings to the front and side of the property are separated by a distance of approximately 30 metres. The proposals would not affect the outlook or living conditions of these properties and is considered acceptable.</p> <p><b>Therefore, it is considered that the proposal would not adversely affect the residential amenities of adjoining properties.</b></p>

**Conclusion**

The application site lies within the town envelope of Melton Mowbray and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal is acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety. Accordingly the application is recommended for approval subject to the following conditions.

**RECOMMENDATION:** - Permit, subject to the following conditions:-

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 All external materials used in the development hereby permitted shall be as stated in the application.

**Reasons :-**

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory standard of external appearance.

Officer to contact: **Mrs Lynn Eastwood**

**Date: 12.9.14**