

Relevant History:

14/00734/LBC - Erection of a timber garage in the garden – currently under consideration

Development Plan Policies:

Melton Local Plan (saved policies):

Policies OS2, C11 and BE1

Policy OS2 - States that planning permission will not be granted for development outside town and village envelopes unless, among other things, it is essential to the operational requirements of agriculture and forestry or limited small scale development for employment, recreation or tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy C11 – States that planning permission will be granted for extensions and alterations to existing dwellings outside the town and village envelopes shown on the proposals map provided the size, scale, form, design and construction materials are in keeping with the dwelling and locality

Policy BE1 allows for development providing that (amongst other things):-

- The buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing;
- The buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight or daylight;
- Adequate space around and between dwellings is provided;

National Planning Policy Framework – Introduces the ‘Presumption in favour of Sustainable Development’ and states that development proposals should be approved if they accord with the Development Plan, or, if it is out of date or does not address the proposal, approve proposals unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,
- specific policies in this Framework indicate development should be restricted.

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:

- Proactively support **sustainable** economic development to deliver homes and business that local areas need
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- encourage the effective use of land by reusing land that has been previously developed (brownfield land)
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

On Specific issues relevant to this application 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.
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the historic environment

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.
- In determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 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, including securing its optimum viable use.

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services |
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| <p>Highway Authority</p> <p>As the access is existing no observations</p> | <p>Noted</p> |
| <p>Grimston Parish Council</p> <p>In relation to the original submission:</p> <p>To help mitigate the view from Manor House, the Parish Council suggest moving the garage building 3 metres to the south west;</p> <p>Any lighting be positioned to minimise the impact on neighbouring properties and minimise light pollution.</p> | <p>A revised plan was submitted to the Council on 14 October 2014 that repositioned the garage 3 metres to the south west.</p> <p>No lighting is proposed</p> |

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| <p>English Heritage</p> <p>In assessing the impact of the proposal on the grade II* listed Saxelbye Manor House and grade II* Church of St Peter, English Heritage refer to its published document – The setting of heritage assets 2011</p> <p>Recommend that the application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.</p> | <p>In its revised position the proposed garage building will be situated some 48 metres from the Manor House and some 90 metres from the Parish Church. There is also a degree of tree cover surrounding the building that will reduce its visual impact in relation to both listed buildings. It is considered that they are sufficiently distant and screened so that their settings are not adversely affected by the proposal.</p> |
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Representations

A site notice was posted and neighbouring properties consulted. As a result ten letters of representation were received to the original submission. Three letters of support and seven objecting to the application on the following grounds:

| Representation | Assessment of Head of Regulatory Services |
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| <p>Character and Appearance of Area</p> <p>Detrimental impact on sensitive area/conservation area/environment</p> <p>Impact on open space</p> <p>Obtrusive building</p> <p>Impedes views of Manor House across paddock</p> <p>Building too large for a garage</p> <p>Concerns regarding lighting</p> | <p>The proposal is to construct a timber garage/store within the garden area associated with the house, which is outside the village envelope. The proposed garage will be a three bay construction with two of the three bays open and the third will have a pair of traditional double doors. It will be constructed in traditional style based on a green oak framework with waney edge oak boarding and a Welsh slate roof. There will be an oak external staircase to access the storage space above, Two rooflights are proposed on the rear roof slope. Overall dimensions are 9.0 m x 6.05 m base. Approx. 4.9 m to ridge and 2.3 m to eaves.</p> <p>The design and choice of materials are considered to be acceptable and will reflect and respect the host listed building and the street scene within the conservation area location.</p> <p>In its revised position ie: 3 metres south west from location of original submission, views of Manor house across the paddock area are maintained.</p> <p>The proposed garage will be a three bay construction with storage above. The overall dimensions are 9.0 m x 6.05 m base. Approx. 4.9 m to ridge and 2.3 m to eaves. It is of standard design and not considered unusual for a garage.</p> <p>No lighting is proposed</p> |
| <p>Heritage Considerations</p> <p>Out of keeping with two adjacent listed buildings</p> | <p>Brook Farmhouse is a grade II listed building occupying a discrete roadside location at on Church Lane, opposite the Parish Church. It is also relatively</p> |

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| | <p>close by the grade II* Manor House. The building is also within the Saxelbye conservation area and as such the building is considered to be a heritage asset of some significance.</p> <p>The proposed building will be situated 34 metres away from the host dwelling to reduce the impact on the listed building. The amended plan, received by this council on 14 October 2014 relocates the garage a further 3 metres away. Therefore 37 metres from the host dwelling.</p> <p>In its revised position the proposed garage building will be situated some 48 metres from the Manor House and some 90 metres from the Parish Church. There is also a degree of tree cover surrounding the building that will reduce its visual impact in relation to both listed buildings. It is considered that they are sufficiently distant and screened so that their settings are not adversely affected by the proposal.</p> |
| <p>Contrary to Policy</p> <p>Outside village envelope</p> | <p>The proposed location of the garage/store falls just outside the village envelope and hence is considered to be in open countryside. It is however a building which adds to the residential enjoyment of the host dwelling and is solely related to it. In terms of Policy C11 it is considered to be of suitable size, scale, form, design and construction materials and in keeping with the dwelling and locality. It is therefore considered to be in accordance with Policy C11.</p> |
| <p>Other</p> <p>Inadequate plans</p> <p>Plans do not show where pedestrian and vehicular access from the house and Church Lane is being proposed</p> | <p>A site plan (Amended 14/10/14) and construction plan were submitted with the application that is considered sufficient to determine this application</p> <p>There is an existing vehicular access from Church Lane.</p> |

Other material considerations (not raised through consultation or representation)

| Consideration | Assessment of Head of Regulatory Services |
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| <p>Application of Development Plan and other planning policy</p> <p><u>Policy OS2</u>, States that planning permission will not be granted for development outside town and village envelopes unless, among other things, it is essential to the operational requirements of agriculture and forestry or limited small scale development for employment, recreation or tourism which is not significantly detrimental to the appearance and rural character of the open countryside.</p> <p><u>Policy C11</u> – States that planning permission will be granted for extensions and alterations to existing dwellings outside the town and village envelopes shown on the proposals map provided the size, scale, form, design and construction materials are in keeping with the</p> | <p>Whilst the host dwelling is within the village envelope the proposed garage/store falls just outside and hence is considered to be in open countryside. It is however a building which adds to the residential enjoyment of the host dwelling and is solely related to it.</p> <p>In terms of its traditional design and construction materials it respects the host listed dwelling and its conservation area location</p> <p>In <u>residential amenity</u> terms the revised position of the proposed building is some 48 metres away from Manor House, a grade II* listed building, but</p> |

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| <p>dwelling and locality</p> <p><u>Policy BE1</u> allows for development providing that (amongst other things):-</p> <ul style="list-style-type: none"> • The buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing; • The buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight or daylight; • Adequate space around and between dwellings is provided; | <p>is sufficiently screened by trees to reduce any perceived visual impact. Whilst a larger building it will replace a somewhat ramshackle building and therefore the effect on neighbours is much as at present.</p> <p>The proposal is therefore considered to comply with Policies OS2, C11 and BE1.</p> |
| <p>Heritage Issues</p> <p>Paragraph 129 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.</p> <p>Paragraph 131 states that in determining planning applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness. <p>Paragraph 132 States that 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.</p> | <p>Brook Farmhouse is a grade II listed building. It is also within the conservation area. Its prominent roadside location and close proximity to the Parish Church ensures that it is a heritage asset of some significance.</p> <p>In its revised position the proposed garage building will be situated some 48 metres from the Manor House and some 90 metres from the Parish Church. There is also a degree of tree cover surrounding the building that will reduce its visual impact in relation to both listed buildings. It is considered that they are sufficiently distant and screened so that their settings are not adversely affected by the proposal</p> <p>Furthermore in regard to the proposed building, both the traditional design and choice of traditional materials are considered to be acceptable and will reflect and respect the host listed building and the street scene within the conservation area location.</p> <p>As such the revised proposal is considered to comply with the NPPF.</p> |
| <p>Design & Impact on Streetscene</p> | <p>In terms of its traditional design and construction materials the proposed garage building respects the host listed dwelling and its conservation area location.</p> <p>It will be set back from the lane and there is also a degree of tree cover surrounding the building that will reduce its visual impact in relation to both the</p> |

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| | grade II* listed buildings in the vicinity and the street scene in general. |
| Impact on Residential Amenity | In <u>residential amenity</u> terms the revised position of the proposed building is some 48 metres away from Manor House, a grade II* listed building, but is sufficiently screened by trees to reduce any perceived visual impact. Whilst a larger building it will replace a somewhat ramshackle building and therefore the effect on neighbours is much as at present. |

Conclusion

Whilst the host building lies within the village envelope and conservation area for Saxelbye the site of the proposed garage building falls beyond the village envelope. As such policies OS2, C11 and BE1 are relevant together the objectives of the NPPF in terms of sustainability and heritage issues. The host building is a grade II listed former farmhouse.

As a grade II listed building Brook Farmhouse is a designated heritage asset that is considered to be of significance. Paragraph 129 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

The proposed garage building is of traditional construction and design based on a green oak framework with waney edge oak boarding and a Welsh slate roof. There will be an oak external staircase to access the storage space above. As such it respects the host listed dwelling and its conservation area location.

Whilst the proposed siting is beyond the village envelope the garage is a building which adds to the residential enjoyment of the host dwelling and is solely related to it. It will be set back from the lane and there is also a degree of tree cover surrounding the building that will reduce its visual impact in relation to both the grade II* listed buildings in the vicinity and the street scene in general.

It is therefore considered that the proposal complies with Policies OS2, C11 and BE1 and is accordingly recommended for approval.

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. The works hereby permitted shall be undertaken strictly in accordance with Drawing Nos :
 - T879 – General Layout – Scale 1:50 – dated 24 July 2014.
 - Site Plan – Scale 1:500 – Amended and received by this Council on 14 October 2014

The reasons for the conditions are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt

Officer to contact: **R Spooner**

Date: 27 21st October 2014