

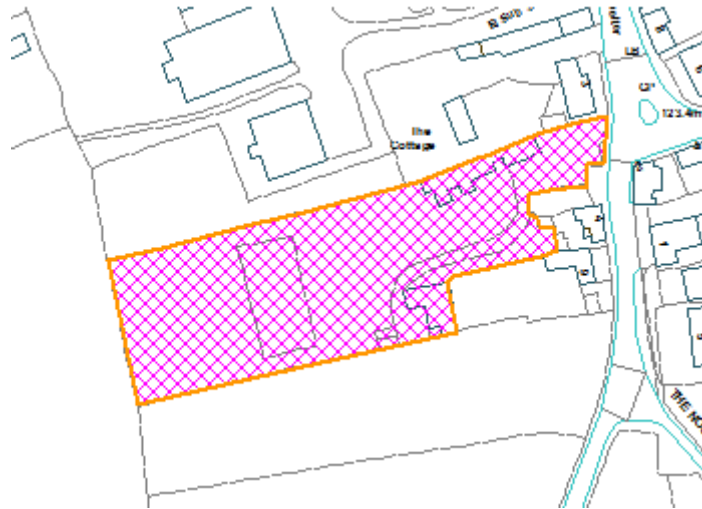
**Reference:** 14/00749/FULHH

**Date submitted:** 10<sup>th</sup> September 2014

**Applicant:** Mr and Mrs M Graham

**Location:** The Cottage, 1 Main Street, Sproxton

**Proposal:** Addition of a garden room, oak framed with a pantiled roof.



This application seeks planning permission for the addition of an oak framed garden room to be constructed on the southern elevation of the property. This would partially infill an existing space between the dining room and the entrance hall and WC. The garden room would measure 7.4 metres in width and have a maximum depth of 3.3 metres. The dwelling is located within the village envelope and conservation area for Sproxton.

**It is considered that the main issue relating to the proposal is:**

- **Whether the design and size of the garden room would be appropriate in its proposed location.**
- **Impact upon neighbouring properties**
- **Impact upon the character of the area**

The application is required to be considered by the Committee as the applicant is a Ward Councillor.

## Relevant History:-

01/00853/FUL - Proposed demolition of existing garage and outbuilding and construction of family room, store and lobby – PERMITTED 14.2.02

01/00854/CON – Proposed demolition of existing brick/stone garage and outbuilding – PERMITTED 14.2.02

## Planning Policies:-

### Melton Local Plan (saved policies):

#### Policies OS1, and BE1

Policy OS1 States that planning permission will only be granted for development within the Town and Village envelopes shown on the proposals map where:-

- A. The form, character and appearance of the settlement is not adversely affected
- B. The form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality
- C. The proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution.
- D. The development would not have a significantly adverse effect on any area defined in policy BE12 or other open areas, the historic built environment or buildings and structures of local importance or important landscape or nature conservation features including trees.
- E. The development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity.
- F. Requisite infrastructure, including such facilities as public services is available or can be provided
- G. Satisfactory access and parking provision can be made available
- H. The design, layout and lighting of the proposal minimises crime.

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:-**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<b>Highways Authority</b> – No observations	Noted.
<b>Parish Council</b> – No objections	Noted.

**Representations:**

A site notice was posted and neighbouring properties consulted. As a result no letters of representation have been received.

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

<b>Consideration</b>	<b>Assessment of Head of Regulatory Services</b>
<b>Application of the Development Plan Policies:-</b> The site lies within the village 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 with 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>Design</b>	<p>The design of the extensions is considered to enhance the existing property. The extension would consist of an oak framed and stone single storey rear extension with a pantiled roof. The windows and doors would be wooden and the lighting of low energy.</p> <p>The building would be located to the rear of the dwelling within a substantial garden area. It would partially infill a gap between the existing dining room and wc/storage area and would extend to the rear to a maximum of 2.3 metres from the existing property.</p> <p>The application also shows a retaining wall to be built within the garden but this would not require the benefit of planning permission and is not considered as part of the application.</p> <p>It is considered that the extension has been designed to respect the existing property and would enhance this part of the designated Conservation Area.</p> <p><b>The proposal is considered to be acceptable in terms of its design and is considered to comply with Policies OS1 and BE1 of the adopted Local Plan</b></p>

<b>Character of the Area</b>	<p>The proposed extension would be located to the rear of the dwelling within a substantial garden area. It would partially infill a gap between the existing dining room and wc/storage area and would extend to the rear to a maximum of 2.3 metres from the existing property.</p> <p>It is not considered that the proposal would be visual or prominent in the streetscene and is not considered to impact on the intrinsic character of the area.</p>
<b>Access and Parking</b>	<p>There would be no additional bedrooms to the property and there is more than adequate parking surrounding the site</p> <p><b>It is not considered that the proposal would have an adverse impact on access and parking.</b></p>
<b>Impact on residential amenity</b>	<p>The new extension would be located to the south of the property within a large garden area. The nearest properties would be numbers 4 and 6 Main Street with a minimum separation distance of approximately 25 metres with trees and shrubs separating the sites. This would be considered an acceptable distance from the new garden room and their residential amenities would not be compromised.</p> <p><b>It is not considered that the proposal would have a detrimental impact on the occupant of adjoining properties.</b></p>

### **Conclusion**

The site lies within the village envelope and is therefore in a location which benefits from a presumption in favour of development under policies OS1 and BE1.

It is considered that the design of the garden room has been well considered to respect the host dwelling. It would not affect the intrinsic character of the area and would enhance the designated Conservation Area. As such the proposal is considered to comply with saved Policies OS1 and BE1 of the Melton Local Plan and the NPPF 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 extension shall be built entirely in accordance with the plans submitted to the Local Planning Authority on 10<sup>th</sup> September 2014
3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details

Reasons for the conditions;

1. To comply with the requirements of Section 91 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**

**21<sup>st</sup> October 2014**