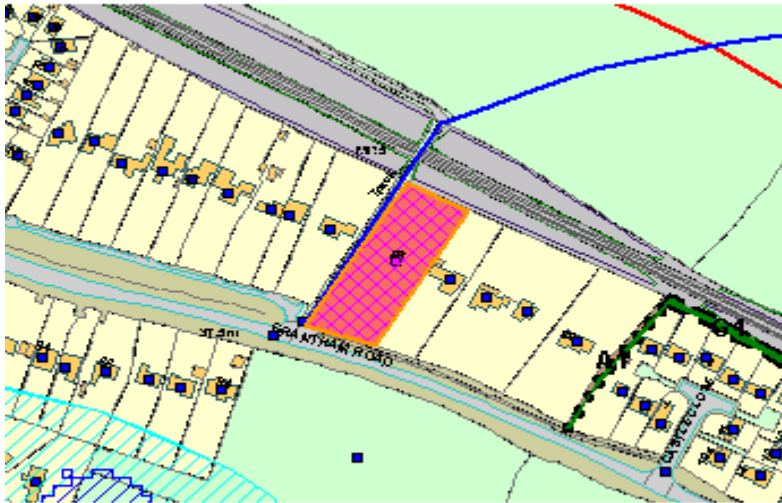


Reference: 15/00823/FUL
Date submitted: 19 October 2015
Applicant: Mr Ross Whiting
Location: Eastcote, 91 Grantham Road, Bottesford
Proposal: New vehicular entrance.



Introduction:-

The application comprises the creation of a new vehicular access onto Grantham Road. Permission has been granted for the erection of two dwellings which were to be served by a shared vehicular access; this application seeks to provide a second access to enable each dwelling to have a separate vehicular access. The additional access is to be located at the south-east corner of the site.

The original dwelling has been demolished and work has commenced on the replacement dwellings. The area is characterised by dwellings set well back from the highway with access points onto Grantham Road.

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

- **The visual impact of the proposal;**
- **The impact on the residential amenities of occupiers of neighbouring properties;**
- **Highway safety.**

The application is to be heard by the Development Committee as the proposal relates to a development that was previously considered by the Development Committee.

Relevant History:-

There is a detailed history on the site. This includes 15/00035/OUT which approved the development of 2 dwellings and 15/00604/REM which approved the reserved matters for the two dwellings. There are also applications pending to vary the reserved matters permission (15/00924/VAC) and to discharge conditions (15/00842/DIS).

Development Plan Policies:

Melton Local Plan (saved policies):

Policies OS1 and BE1

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.

Policy C15 – states permission will not be granted for development that would have an adverse effect on the habitat of protected species unless no other suitable site is available and the development is designed to protect the species.

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;
- deliver sufficient community and cultural facilities and services to meet local needs;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focusing development in locations which are or can be made sustainable.

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.

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services |
|---|---|
| <p>LCC Ecology – The proposal would not have an adverse impact on bats as there are lots of opportunities for bat foraging in the area, both in other gardens and along the railway corridor. However, recommend that as much existing vegetation as possible is retained and would encourage any new planting on site to include some locally native species.</p> | <p>The original application was subject to a bat survey which demonstrated the development could take place without harm to the protected species. The current proposal would have a limited impact on the landscaping and foraging areas for bats and as such there would be no harm to these protected species. An informative can be added as requested.</p> <p>The proposal would not have an adverse impact on bats and complies with Policy C15.</p> |
| <p>Bottesford Parish Council: no comments received.</p> | <p>Noted.</p> |

Representations

A site notice was posted and neighbouring properties consulted. No representations were received at the time of writing.

Other material considerations (not raised through consultation or representation)

| Consideration | Assessment of Head of Regulatory Services |
|---|--|
| <p>Application of Development Plan and other planning policy</p> <p><u>Policies OS1 and BE1</u> allow for development within Village Envelopes providing that:-</p> <ul style="list-style-type: none"> • 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; • development harmonises with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing; • the development 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>The proposal relates to the creation of a vehicular access to serve an approved dwelling. The site is within the village envelope and the principle of the development is considered acceptable subject to the issues of highway safety, visual amenity and residential amenity being satisfactorily assessed.</p> |
| <p>Visual Amenity</p> <p><u>Policy OS1</u> states permission will be granted for development where the form, character and appearance of the settlement is not adversely affected and the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality.</p> | <p>The approved scheme proposed a single point of access to the south-west corner of the site with a hedge shown across the remainder of the site frontage. The proposal would create a second point of access in the south-east corner with hedging shown between the two access points. Although the proposal would result in the loss of some hedging the majority of the site frontage could</p> |

| | |
|---|--|
| <p>Policy BE1 states permission will be granted for development where the form, character and appearance of the settlement is not adversely affected.</p> | <p>maintain a landscaped character, which is sympathetic to the character and appearance of the locality.</p> <p>Within the site the internal access drive would cut across the front garden but would not be unduly open to view.</p> <p>The proposal is considered to be visually acceptable subject to a landscaping condition to ensure the provision of a hedge along the remaining frontage between the two access points. The proposal complies with the above policies relating to visual amenity.</p> |
| <p>Residential Amenity <u>Policy OS1</u> states development should not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity;</p> <p><u>Policy BE1</u> allows for development providing that (amongst other things):-</p> <ul style="list-style-type: none"> • The development would not adversely affect occupants of neighbouring properties; | <p>The proposed access would be to the south-east corner of the site with the internal access drive curving west part way through the front garden. Permission has been granted for two dwellings on the site with a single point of access and the proposal would not result in an increase in the amount of traffic being generated. The location of the access, adjacent to the boundary with the neighbouring property, would not have an undue adverse impact on the amenities of occupiers of neighbouring dwellings.</p> <p>The proposal would be acceptable in terms of residential amenity and would comply with the above policies.</p> |
| <p>Highway Safety</p> <p><u>Policy OS1</u> states permission will be granted for development where satisfactory access and parking provision can be made available.</p> <p><u>Policy BE1</u> states permission will be granted where adequate vehicular access and parking is provided.</p> | <p>The access would provide adequate visibility splays of 43 metres in both directions at a position 2.4 metres back from the roadside kerb with 1 metre by 1 metre pedestrian visibility splays at the footpath. The access would be a minimum width of 2.75 metres with parking and turning to the front of the dwelling. The proposal would not lead to an intensification in use as it would serve a single dwelling that has already been approved, albeit to be accessed by a shared drive.</p> <p>The proposed access is therefore considered acceptable in terms of visibility and complies with the above policies.</p> |

Conclusion

The proposal relates to the provision of an additional vehicular access to serve the approved dwelling. The proposal is considered acceptable in terms of highway safety and would be visually acceptable, subject to a landscaping condition. The access would not have an undue adverse impact on the residential amenities of occupiers of neighbouring properties and complies with the above policies and NPPF.

RECOMMENDATION:- Approve, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be built in accordance with the following plans: 1:2500 Location Plan and 1:500 Block Plan.
3. Within two months of the date of this permission, a plan showing a detailed soft and hard landscaping scheme

shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include details of:

- (a) any existing trees, shrubs, hedges, water bodies to be retained and measure of protection in the course of development;
 - (b) new tree and shrub planting, including plant type, size, quantities and locations;
 - (c) other surface treatments;
 - (d) any changes in levels or contours;
 - (e) boundary treatment.
4. The approved landscaping scheme shall be carried out within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reasons:

- 1. To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the Local Planning Authority to review the consent if a further application is made.
- 2. For the avoidance of doubt.
- 3. To ensure that the Local Planning Authority can exercise proper control over the visual appearance of the area and in the interests of visual amenity.
- 4. To ensure that the Local Planning Authority can exercise proper control over the visual appearance of the area and in the interests of visual amenity.

Officer to contact: **Mr Joe Mitson**

Date: 16.12.2015