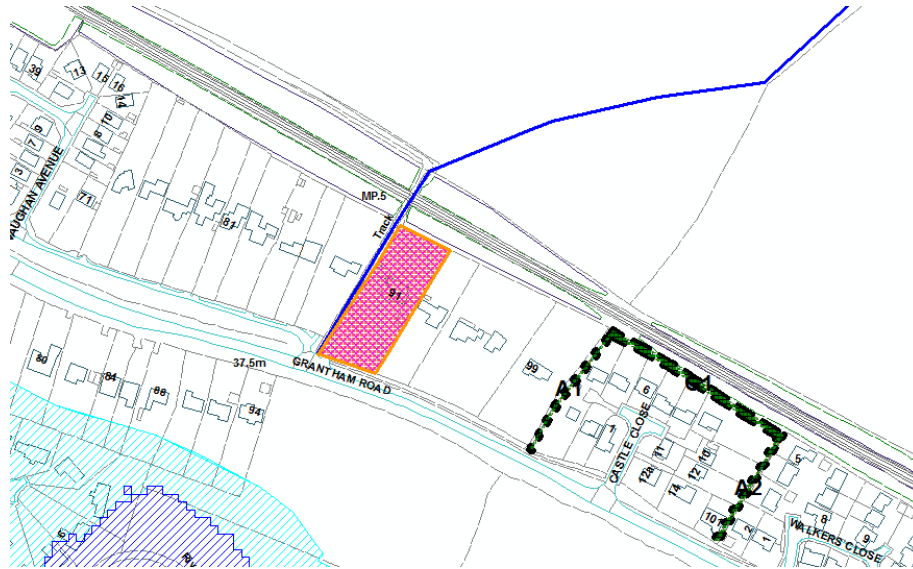


Reference: 15/00604/REM
Date submitted: 10.08.15
Applicant: Mr R Whiting
Location: Eastcote, 91 Grantham Road, Bottesford, NG13 0EG
Proposal: Residential development of 2 No dwellings.



Proposal :-

This application seeks reserved matters approval for the construction of two residential dwellings. One dwelling would be a large family dwelling similar to the existing dwelling to be demolished and the other is a 3 bedroom dwelling. The principle of development of the site has been agreed by the granting of the outline consent which sought to approve the means of access into the site with matters relating to the layout, design, scale and landscaping for further approval. Conditions were imposed which required the development to respect the distinctive building line in the interest of preserving the character of the area and residential amenities. The site lies within the designated village envelope where there is a presumption in favour of development.

It is considered that the main issues arising from this proposal are:

- **Impact upon the Character of the Area**
- **Impact upon residential amenities**

The application is required to be presented to the Committee due to the level of public interest.

History:-

15/00035/OUT – Outline planning permission granted for access only for residential development of 2 No dwellings

13/00746/OUT - Residential development of 2 No dwellings, 1 No bungalow. The application was refused due to impact upon the character of the area through protruding beyond the established building line. The decision was upheld by the Planning Inspector on appeal.

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Town and 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 establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation)
- 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.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

On Specific issues it advises:

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA’s should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- 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.
- Planning decisions 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 natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

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
<p>Highways Authority – No objections subject to conditions.</p> <p>The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011. Ensure all details of the access, parking and turning arrangements comply with current LHA standards</p>	<p>The outline consent gave approval for the access and there are no changes proposed with this reserved matters application.</p> <p>The proposal seeks to modernise the existing access serving the existing large dwelling. The access is located at the end of the slip road off Grantham Road and can provide adequate visibility splays. The proposed dwellings would be sited at the top of the site and the driveway will serve both dwellings.</p> <p>It is considered that the addition of one further property above what is already using the access would not amount to severe harm to highway safety and no objections have arisen from the Highways Authority.</p>
<p>Public rights of Way – No objection subject to conditions.</p> <p>Public Footpath F93, runs adjacent to the western boundary of the property as shown on the extract from the Definitive Map of Public Rights of Way no obstruction of the path should be created. The right of way should not be obstructed.</p>	<p>The application seeks to retain the boundary hedgerow adjacent the Public Rights of Way and the County Council has no objection to the proposal.</p>
<p>LCC Ecology: No objection</p> <p>The elevation plans for plot 2 of this development indicate that a bat loft will be incorporated into the design of the development. This follows the recommendations in the previously submitted Bat Building Assessment (Ramm Sanderson, March 2015), compliance with which was required in condition 15 of outline permission 15/00035/OUT.</p> <p>LCC therefore have no further comments on this application, provided that the applicant is aware that a bat worker is required to visit the site prior to the demolition of the existing building, as stated in condition 15 of application 15/00035/OUT.</p>	<p>Noted.</p> <p>A bat loft is to be provided in plot 2 and can be conditioned to be provided.</p> <p>A feature of this scheme is the inclusion of a green sedum flat roof over the double garage associated with Plot 1. This will enhance the plant biodiversity and will increase the sustainability credentials of this development, by creating a microclimate for insects and birds and by reducing surface water run-off of rainfall and allowing the collection of such water for re-use</p>
<p>Bottesford Parish Council - Objects</p> <p>The Parish Council wishes to object as the dwellings are too big, too close together & not in keeping with the immediate area. Also, the only</p>	<p>The proposal presents two family homes replacing the existing large dwelling on the site. The outline consent included a condition requiring development to respect the front building line and this proposal has responded to</p>

<p>garage is out of the building line with the other dwelling having no garage facility.</p>	<p>this requirement through presenting two dwellings side by side.</p> <p>A garage block has been proposed in front of plot 1 linked by a covered corridor to the dwelling. The garage will sit at a lower level due to the change in topography. It has been designed to have a flat sedum covered roof and will be no higher than 2.5 metres. This garage would sit behind the existing high brick boundary wall to the east and as the neighbouring garden has dense planting and trees along the boundary the garage would be barely visible from the streetscene. Whilst the garage would be further forward of the building line because of the design and screening it is not considered that it would have a detrimental impact upon the streetscene.</p> <p>The dwellings are considered to be large, proposing a 5 bed property (replacement of the existing) and a 3/4 bed property, however, large dwellings are a characteristic of the area as stated by the Planning Inspector when considering an earlier proposal (13/00746/OUT). It is a generous plot and capable of accommodating two dwellings side by side without adversely impacting upon the overall character of the area.</p>
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Representations:

Site notices were posted and neighbouring properties consulted. As a result 10 letters of objection have been received from 9 separate households the representations are summarised below.

Representations	Assessment of Head of Regulatory Services
<p>Out of Character</p> <p>The full planning application bears little resemblance to the outline planning permission - and both dwellings are considerably larger.</p> <p>Outline planning approval was given on the basis that the development did not breach the building line. (This was previously challenged and the line reaffirmed by an inspector after an appeal). The double garage on Plot 1 again potentially tries to reset the line</p> <p>This is far too big a development for the site - little space between the properties, too many bedrooms - planning for SEVEN cars using the single driveway - totally out of character with the neighbouring properties.</p>	<p>Outline planning permission was granted for the principles of redevelopment of the site and gave approval for the access only. This current application seeks approval for the layout, design, scale and landscaping therefore it accords with the outline approval.</p> <p>A condition was imposed to ensure that any proposal respects the building line and scale of the existing dwellings. The proposal presents two dwellings side by side sitting on the building line. Whilst the garage breaches the building line it is sited adjacent to a tall brick boundary wall. The garage block will have a flat roof with a sedum covering and will be fairly unobtrusive in this location. Unlike the recent refusal this building is to be used in conjunction with the main residential dwelling and does not represent a separate unit. Therefore it is not considered to contradict the Planning Inspectors decision.</p> <p>The dwellings are large but will be situated on a 35 metre wide plot. This plot is wider than others along the row and therefore it is considered that the two dwellings would not have an adverse impact upon the streetscene. Plot 1 has a</p>

<p>Houses are too big</p> <p>The proximity of 2 such large 2-storey dwellings so close to each other would create an extremely dominant feature along this stretch of road</p> <p>The plot would be much better used for two smaller houses (possibly a pair of semi-detached houses) with clearly allocated separate driveways and front gardens.</p> <p>Unacceptably high density / overdevelopment of the site, effective loss of garden land and the open aspect of the neighbourhood ('garden grabbing')</p> <p>Adverse Visual impact of the development</p> <p>Harmful effect of the development on the character of the neighbourhood in Bottesford.</p> <p>Out of keeping with the rest of the dwellings on Grantham Road, many are bungalows or chalet style. These will be dominant in the streetscene</p> <p>The arrangement for access to these houses is completely inadequate for two large houses of this type and out of character with the siting and setting of other houses on the road.</p> <p>There is no garage provision for the house on Plot 2.</p> <p>The application has failed to provide any elevations of the complete proposal "as a whole" (in particular the front) in context on the rising</p>	<p>footprint of 156 square metres measuring at 8.8 metres high and plot 2 has a footprint of 143 square metres with a pitch height of 8.2 metres. The topography of the site rises from the highways up through the site, with the dwellings sitting on the higher land level. Given the heights proposed it is considered necessary to condition the site levels within the site to ensure that the finished floor levels and dwellings do not have an oppressive impact upon the streetscene. If required levels can be reduced to ensure that the dwellings are not over dominant.</p> <p>Plot 1 has been designed with two projecting gables on the frontage and introduces a modern full glazed central gable recessed in. Plot 2 has a flat frontage with a central pitch in the eaves adding to the contrast. Both dwellings will have a rendered finish, grey concrete tiles or slate roof with grey window treatments. The existing dwelling is predominantly white painted render and has two projecting gables.</p> <p>The proposal presents a modern approach to the design. Policy OS1 and BE1 seek to ensure that development proposal do not adversely affect the character of the area (amongst other criteria) whilst the NPPF chapter 7 advises that good design is a key aspect of sustainable development, indivisible from good planning and should contribute to making places better for people. At paragraph 60 it advises that 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 does however state that it is proper to seek to promote or reinforce local distinctiveness. In this part of Bottesford the area is characterised by large dwellings, set well back from the highway in elevated positions and are all of different styles and design. There is no one particular style that could be interpreted as the local distinctiveness for this area. The proposal is considered to responds to the character of the area and the modern approach to the design is considered to be acceptable and not to adversely affect the character of the area.</p> <p>The access has already been formally agreed with the grant of the outline consent and no changes have been proposed. The driveway will lead to shared parking and turning areas. Plot 1 will have covered parking area whilst plot 2 will have parking spaces. This is considered to be an acceptable arrangement and would not lead to any indiscriminate parking within the highway.</p> <p>There is no requirement for a full streetscene drawing to be supplied as part of the validation</p>
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<p>ground (which will increase visual impact)- thus preventing reasonable assessment. No decision should be made until full visual information is put forward.</p>	<p>process of the application. Elevations and block plans are provided to enable an assessment of the proposal. The site visit allows for full assessment of the characteristics and in regards to the change in levels it is considered necessary to request that finished floor levels are supplied prior to development taking place to ensure that the scale of development is satisfactory in this location.</p> <p>The application follows the grant of outline approval for the principles of development and seeks to ensure that the site can be development without having an unduly adverse impact upon the character of the area. The site has a width of 36 metres which is considered sufficient to allow two dwellings to sit side by side.</p>
<p>Impact upon Neighbours</p> <p>The houses are out of keeping with individual properties in the area. They are also too close to neighbouring properties.</p> <p>Loss of privacy and overlooking will be created</p> <p>Adverse effect on the residential amenity of neighbours and PROW users by reason of overlooking, loss of privacy and overshadowing.</p>	<p>The dwellings are sited within the plot boundaries but are close to or abut the boundary. To the west is No. 89 Grantham Road, it has a blank gable end facing onto the application site with two windows at first floor. A public footpath separates No. 89 Grantham Road from the application site giving a separation distance of approximately 8 metres. Whilst the proposal introduces buildings closer to the boundary than the existing arrangement plot 2 has been designed to have small windows on the west elevation. These windows are to serve an en-suite and lobby area and are proposed to be obscurely glazed. This can be conditioned to remain to prevent any overlooking occurring should windows be replaced in the future.</p> <p>To the east is No. 93 Grantham Road which is a single storey detached dwelling. Plot 1 is to be sited closer to this boundary than the existing dwelling which has two bedroom windows facing onto the application site. The proposal contains no windows at first floor level on the east elevation but a roof-light to serve the loft space. There will be one window at first floor and a roof ligh to the corridor on the link. There are no windows in the facing gable of No. 93 and whilst the separation distance has been reduced to 4.5 metres (previously 8m) it is considered to be an acceptable arrangement and not have an unduly adverse impact upon the residential amenities.</p> <p>Both dwellings have been positioned to respect both the front and rear building lines which ensures that no loss of light will occur to principle windows from the scale of the development and this is in line with the condition imposed on the outline approval.</p> <p>Following an assessment of the proposal it is considered that due to the design and positioning of the dwellings that the proposal is acceptable and would not have any unduly</p>

	adverse impact upon any of the neighbouring dwellings residential amenity.
<p>Housing Needs</p> <p>Bottesford does not need 5 bedroom houses.</p> <p>Surely the housing needs surveys showed that smaller houses are required not 4 and 5 bed roomed dwellings. n.b. A room that is 10 feet square cannot be described as a box room, rather a good sized bedroom.</p> <p>Two medium sized (three bedroom) houses reasonably spaced is all this site should accommodate with parking for only four cars. My preference would be for two semi-detached properties that would then settle reasonably in the available space and be in harmony with existing properties</p>	<p>There is a need for smaller dwellings in the north of the borough. The proposal seeks to replace an existing 5 bedroom dwelling with another and build an additional 3 bed dwelling which could be argued to be a 4 bed dwelling with the study used as the fourth bedroom. The proposal has responded to the character of the area and presented two house types that address this. The previous application for three dwellings was refused based on the 3 bedroom properties not supporting the housing needs of the borough. The Planning Inspector did not agree and stated that it is reasonable to consider the location of the site and the scale of the development rather than taking a broad brush approach. It is therefore considered that a refusal on housing needs in this location could not be supported.</p>

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Landscaping	<p>The site is in residential use and benefits from soft landscaping. The site is not within the Conservation Area and some trees have already been removed from site.</p> <p>It is proposed to retain the hedgerow along the east boundary and erect a 1.8 metre high timber post and close boarded fence enclosing the rear gardens, along the north and east boundary. The existing brick wall between the site and the neighbouring property to the east will be retained.</p> <p>The access drive will have 6 metres of block paving to comply with highway conditions with the remainder treated with a gravel driveway.</p>

Conclusion

The application seeks reserved matters approval for redevelopment of the site with two dwellings on a site that lies within the village envelope and thus benefits from a presumption in favour of development under policies OS1, BE1 and H6. The redevelopment of the site is considered to have limited impact on adjoining properties, and has responded to the character and appearance of the surrounding area. Whilst not a perfect fit in terms of meeting housing needs, it would not undermine the recent appeal decision and provides two family size dwellings in a sustainable village location. Accordingly, the proposal is recommended for approval subject to conditions.

Recommendation: PERMIT, subject to conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The proposed development shall be carried out strictly in accordance with plans received by the Authority on 10th August 2015.
3. No development shall take place on site until details of existing and finished site levels together with a plan to show the proposed building height in relation to adjoining buildings have been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such agreed details.

4. The windows on the east elevation of plot 2 and west elevation of plot 1 shall be obscurely glazed and fixed shut in perpetuity.
5. The bat mitigation provided within the roof space of plot 2 shall remain available in perpetuity.
6. The boundary hedge along the western boundary shall be retained and any gaps replanted at the next available planting season. The hedgerow shall remain in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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 safeguard the local environment by ensuring an appropriate relationship to adjoining land uses.
4. To safeguard Residential amenity and prevent overlooking
5. In the interest of ecology and safeguard protected species.
6. In the interest of preserving the character of the area.

Officer to contact: **Mrs Denise Knipe**

Date: 24th September 2015