

Reference: 15/00734/FULHH
Date submitted: 29th September 2015
Applicant: MBC Communities And Neighbourhoods – Mr John Brammall
Location: 60 Stirling Road, Melton Mowbray, LE13 3UG
Proposal: Proposed rear extension to provide ground floor accommodation for the benefit of a disabled person.



This application seeks planning permission for the addition of a single storey extension to the rear of the property to provide additional living provisions for a disabled person. The proposed single storey extension will be constructed of materials to match, extending the width of the existing property at 6.5 metres, it will project to the rear 3.6 metres with a maximum apex ridge height of 3.45 metres. The dwelling is part of the housing stock under the Local Authority and is located north east of the town, within the Town Envelope for Melton Mowbray

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

- **Impact upon neighbouring properties**
- **Impact upon the character of the area**

The application is referred to Committee for determination as the dwelling is owned by the Local Authority and a representation has been received in response to the consultations.

Relevant History:-

There is no relevant history

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 show 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.

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services |
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| Highways Authority – No observations | Noted. The current dwelling has no off street parking and residents current park cars within the highway. The proposed extension will not have no adverse impact on highway safety as the extension is to the rear of the site and it is not considered that the addition of a bedroom would exacerbate parking in the area. |
| Ward Council – No objections | Noted. |

Representations:

A site notice was posted and neighbouring properties consulted. As a result 1 letters of objection has been received.

| Representation | Assessment of Head of Regulatory Services |
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| Impact on residential amenity There is the potential that the extension will be oppressive and intrusive into my garden | Positioned between the existing 2 metre brick wall and the opposing out building it is considered that the proposal is small scale being single storey. With the roof line sloping away from the neighbouring property there will be a softening effect, with the eaves to ridge height only being visible above the existing wall. It is not therefore envisaged that such a construction would be oppressive, dominate or overbearing to this neighbour or any other neighbour. The continued existing boundary treatment with planting is envisaged sufficient to obscure if not screen any overlooking into the residential amenities of any neighbouring garden and continues to be of a sufficient distance so as not to have any adverse effect. The opposing boundary to the north is a shared covered alley way giving access to the rear with an existing out building which will be retained. Further along this boundary continues a 1.8 metre close board fence that also features to the east being the end of the garden amenity area. Beyond the rear garden is open grassland adjacent to Nottingham Road and nearby Pheonix House The maintenance of the shared boundary wall is |

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| <p>I will not be able to maintain the existing wall.</p> | <p>covered under a different legislation namely 'The Party Wall Act' and not of a planning consideration.</p> <p>It is therefore considered that the scale, location and orientation of the proposed works are not envisaged to reduce the residential amenities of any neighbouring property to an unacceptable level than that already existing.</p> <p>Furthermore the NPPF is not 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 which this proposal will not.</p> |
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Other material considerations (not raised through consultation or representation)

| Consideration | Assessment of Head of Regulatory Services |
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| <p>Application of the Development Plan Policies:- The site lies within the Town 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.</p> | <p>The development is considered to accord with the relevant criteria contained with Policy OS1 and BE1 of the adopted Melton Local Plan</p> |
| <p>Compliance (or otherwise) with Planning Policy</p> | <p>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.</p> |
| <p>Design</p> | <p>The proposed single storey extension will be constructed of materials to match that of the existing dwelling Extending the width of the existing property at 6.5 metres, it will project to the rear 3.6 metres, positioned between that of the existing 2 metre boundary wall and the applicants own outbuilding on the opposing boundary, which will be retained.</p> <p>The roof will slope away from the neighbours with a maximum apex ridge height of 3.45 metres, the proposal is therefore considered to be subordinate in scale and sympathetic in design and, massing to the existing.</p> <p>It is considered that the extension has been designed to be practical yet respect the existing property.</p> <p>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</p> |

| | Local Plan and the NPPF |
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| Character of the Area | <p>The proposed extension would be located to the rear of the dwelling within a substantial garden area. It would infill the width of the house between the 2 boundaries screened by the host dwelling to the front..</p> <p>It is considered that the proposal would not be visual or prominent within the streetscene and would not appear incongruous or out of character.</p> |
| Access and Parking | <p>Although the application seeks the provision of an additional bedroom, this is to enable ground floor living accommodation for a member of the family, whereby there will be no alterations to the parking arrangements than that already existing</p> <p>.</p> <p>It is therefore considered that the proposal would not have an adverse impact on access and parking.</p> |

Conclusion

The site lies within the Town 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 and materials of the proposed extension will continue to be in keeping and of a size and scale sympathetic to the host dwelling. It would not have an adverse impact on that of the neighbouring properties or reduce the residential amenities to an unacceptable level and parking remains unchanged. 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 development hereby permitted shall be constructed strictly in accordance with the plans submitted (drawing No JB60Stirling/A.& A1 .& A4 detailing ground floor layout and elevations) received by the Local Planning Authority dated 15th September 2015
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 Deborah Wetherill

20st November 2015