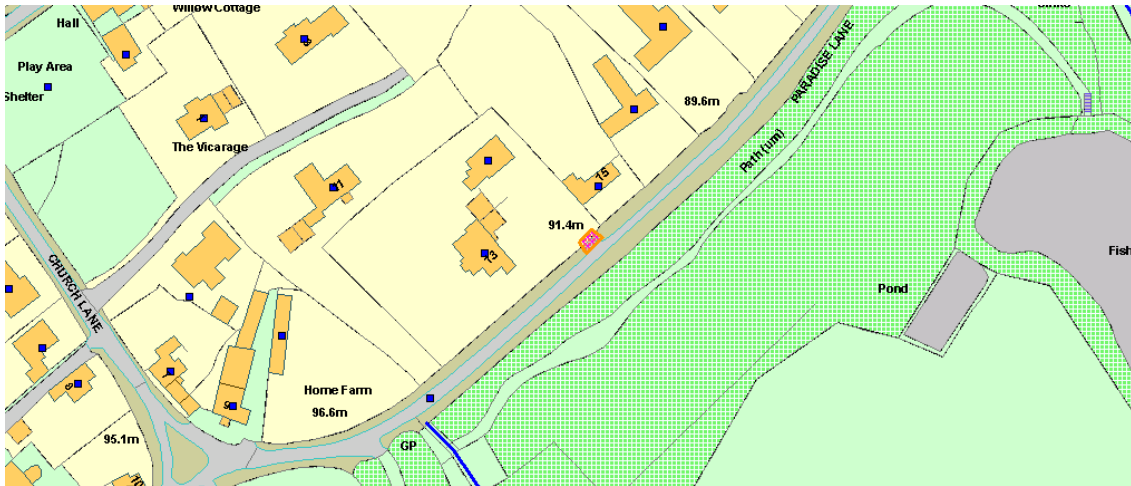


Reference: 16/00390/FULHH
Date submitted: 7th June 2015
Applicant: Mr J Orson
Location: Parsonage House, 13 Paradise Lane, Old Dalby
Proposal: Proposed new entrance gates and brick piers



This application seeks planning permission for new entrance gates and brick piers at Parsonage House, Paradise Lane, Old Dalby. The existing single wooden gate and wooden posts would be replaced by a pair of gates supported on brick piers and short lengths of curved wall, all at a height of about 1.7m. The property is located within Old Dalby conservation area.

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

- **Impact upon the character of the area**
- **Impact on highway safety**

The application is required to be considered by the Committee as the applicant is a Member of Melton Borough Council.

Relevant History:-

None relevant

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:-

- 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 the character of the locality
- The proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution.

- 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.
- The development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity.
- Requisite infrastructure, including such facilities as public services is available or can be provided
- Satisfactory access and parking provision can be made available
- 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

- Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal
- In determining planning applications, local planning authorities should take account of:
 - 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.
- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 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
- Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area

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
Highway Authority – No comments	Noted.
Parish Council – No comments	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)

Consideration	Assessment of Head of Regulatory Services
Application of the Development Plan Policies:- The site lies within the village envelope where development related to existing dwellings 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.
Compliance (or otherwise) with Planning Policy	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.
Design	The walls and piers would be built in bricks to match the existing house. The details of the double gates remain to be agreed. The

	development is of a scale and location which clearly marks the entrance to the dwelling ,while not being over dominant . 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
Character of the Area	Due to the design and scale of the development it is not considered that the proposal would be prominent in the streetscene and is not considered to impact on the character of the area.
Access	The proposal would continue to use the existing vehicular access, with the new gates set further back from the road than the current gate. It is not considered that the proposal would have an adverse impact on access and associated highway safety.

Conclusion

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

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 undertaken strictly in accordance with Drawing No 7289-03-01 received by the Local planning Authority on 7 June 2016.
3. The walls and piers shall be built in bricks and mortar to match the bricks and mortar on the existing dwelling, Parsonage House.

Reason 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 that the development has a satisfactory appearance.

Officer to contact: Mrs Deborah Wetherill

19th July 2016