

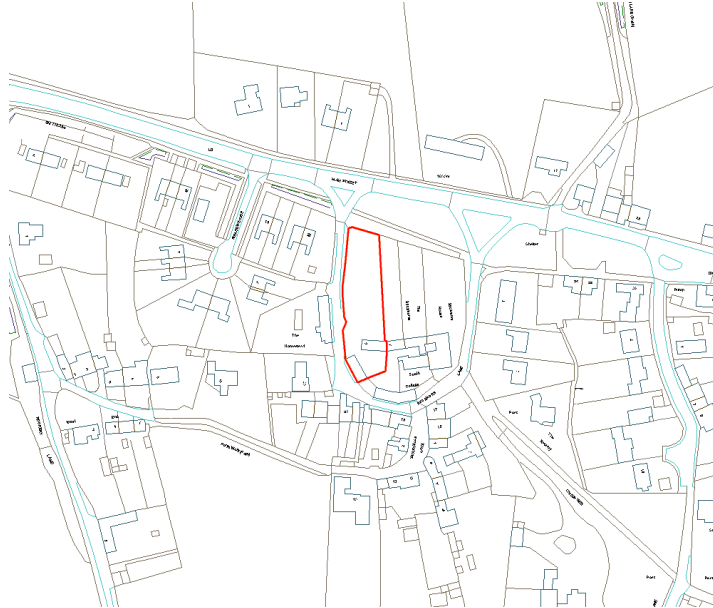
Reference: 11/00218/FUL

Date Submitted: 17.03.11

Applicant: Mr and Mrs D Entwistle

Location: Pinetree House 8 Sycamore Lane Wymondham

Proposal: One and half storey side extension, conversion of outbuilding with a link building plus a timber car port to the front of the property.



Introduction:-

The application relates to an existing dwelling lying within the designated Conservation Area and village envelope for Wymondham. Pinetree House; 8 Sycamore Lane sits to the end of a row of terraced properties. The dwelling is a 2 storey dwelling constructed from Iron stone and brick with outbuildings to the rear which form the rear boundary treatment around the crescent of Sycamore Lane. The area consists of a mixture of age, size and style of dwellings built of a variety of construction materials. The application proposes a one and half storey extension to the side of the dwelling linking the host building with the outbuildings which are to be converted for habitable use. A timber car port is also proposed in the front of the garden which will see the removal of a Wellingtonia tree. The front garden is designated as a protected open area within the development plan and all tree species are covered by an Area Tree Preservation Order 151/925/3 Sycamore Lane.

It is considered that the main issues relating to this proposal are:

- **Impact upon the character of the Conservation Area**
- **Impact upon neighbouring properties**
- **Loss of TPO tree**
- **Compliance with policy**

The application is being presented to the Development Committee by the request of the Ward Councillor.

Relevant History:-

01/00094/FUL –planning permission refused for two storey extension to form new lounge and bedroom and dismissed on appeal.

01/00487/FUL – Planning permission refused for single storey extensions to form new lounge study and cloakroom

08/00519/TPOCM Consent granted by LCC for Crown lift 1 beech tree by 5 metres and crown thin by 10%, Fell Holly tree.

09/00078/TCA Consent granted to fell 1 Conifer tree

Planning Policies:

PPS1 ‘Delivering Sustainable Development’ – The guidance sets out the government's planning policies on delivering sustainable development through the planning system. It advocates development which reduces the need to travel and encourages accessible public transport provision to secure more sustainable patterns of transport development. It states that planning should focus development in existing centres and promote the more efficient use of land through higher density and the use of suitably located previously developed land and buildings. The Statement also outlines the Government’s commitment to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas.

PPS3 Housing - provides central government guidance for residential development. The general thrust of this policy is that development should be focused in accessible locations and that brownfield land should be developed in preference to greenfield land releases. It states that housing development should be of high quality housing that is well-designed and built to a high standard. A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.

PPS5 ‘Planning for the Historic Environment’ outlines the Government's policies for effective protection of all aspects of the historic environment. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government’s objectives for planning for the historic environment seek to recognise that heritage assets are a non-renewable resource, recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term and wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation.

PPS7 ‘Sustainable Development in Rural Areas’: promotes sustainable development as the core principle underpinning land use planning. It reiterates the objectives in PPG13 regarding modes of travel and that new building development (including residential) in the open countryside away from existing settlements, or outside areas allocated for development should be strictly controlled. All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. It includes encouragement of the re-use of buildings that are appropriately located and suitably constructed for commercial purposes as part of the approach to encourage and diversify the rural economy and suggests that residential conversion may be acceptable for some buildings.

PPG 13 ‘Transport’ - A main objective seeks to reduce the need to travel, especially by car. With regard to rural areas, the guidance makes clear that jobs, shopping, leisure facilities and services are primarily sited at the most accessible locations in the local area. In determining the appropriate strategy for employment in rural areas, the guidance says that it is important to consider the scale, impact and likely catchment area of development, and that the larger the number of staff employed on site, the greater the need to ensure the development is accessible by public transport, walking and cycling.

Melton Local Plan (Saved Policies)

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 have a significantly adverse effect on the historic built environment or buildings and structures of local importance.
- 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.

Policies BE12 allows for development within designated Protected Open Areas providing the proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area.

Melton LDF Core Strategy: seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough and expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations. Identifies villages by virtue of a hierarchy reflecting their sustainability and, therefore, suitability for development.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority – No objections subject to the access, parking and turning facilities complying with current Highway standards.</p>	<p>There is an existing access from Sycamore Lane which allows off street parking. The proposal seeks to provide undercover parking which at present there is none. A timber frame 2 bay car port is proposed. It is considered that the access, turning and parking provisions can be met to the standards of the Highways Authority and condition can be imposed to secure.</p> <p>It is not considered that the proposal would impact on highway safety.</p>
<p>Wymondham and Edmondthorpe Parish Council –No objections to the proposal.</p>	<p>Noted.</p>
<p>Conservation Officer: No objections.</p> <p>The building is the end one of a terrace of three properties and the proposed extension will in effect serve to elongate the terrace being built on the same axis. It is a subservient addition, built in matching materials and in the same simple style which reflects the host dwelling. Another aspect of the proposal is to construct a simple single storey link building, again in matching materials, to join the new extension to the existing outbuilding range.</p> <p>The existing outbuildings appear to be former stables that have been altered by the introduction of modern doors etc. the proposal is to alter the front face of the range by changing the doors and window openings which the Conservation Officer considers a neutral change that will neither enhance nor detract from the building. As this aspect overlooks the main house and will be</p>	<p>The site lies within the Conservation Area which is considered to be a Heritage Asset of significance as advised within PPS5. Therefore development is required to be of high standard and should enhance and preserve the Heritage Asset. The development proposal presents a simple design using construction materials that are typically found in the village of Wymondham. The dwelling and outbuildings are highly visible due to be located side on to Sycamore Lane which runs around the side and rear boundary of the site.</p> <p>The one and a half storey extension will have an overall height of 6.4 metres and will sit lower than the host building. It will present a gable end to the highway spanning the width of the dwelling, follow the existing pitch slope of the main roof and have a chimney to match those on the host building. The extension will span 6 metres across the front elevation but due to the irregular boundary will taper to 4.9 metres to the rear. A</p>

<p>unseen from beyond the site The Conservation Officer has no particular concerns and does not object to the insertion of a third window into the roadside elevation.</p> <p>The car port will be located within the Protected Open Area but will be largely screened from view from the mature trees in the garden there no objection to the car port has been received.</p>	<p>single storey link is proposed to link the extension to the existing outbuilding which has already been part converted to domestic ancillary use. It is proposed to construct the extension in red brick to match those used on the outbuilding. The dwelling is a mixture of stone and brick and the materials proposed are acceptable subject to samples being submitted for final approval.</p> <p>The proposal is considered to preserve the character of the Conservation Area in this part of Wymondham.</p>
<p>Leicestershire County Council Archaeologist:</p> <p>No objection as it is considered that no archaeological work is required as part of the scheme. The works described appear to be on a small scale and as such below ground remains are unlikely to be affected by the works.</p>	<p>Noted.</p>

Representations:

A site notice was posted and neighbouring properties consulted. As a result two representations have been received.

Representation	Assessment of Head of Regulatory Services
<ul style="list-style-type: none"> • Concerns with drainage issues resulting from the addition of bathroom facilities. • Out of keeping with the Conservation Area and will unduly impact upon the Protected Open Area. 	<p>It has been brought to the Officers attention that the neighbouring property has in the past issues with regards to foul and sewage drainage at which the Council has attended in a number of instances to un block the drains. The Environment Health Officer has been consulted and raises no issues with regards to the addition of a shower and wc in the outbuilding. Drainage provisions are covered under different legislation, Building Regulations.</p> <p>The Conservation Officer has been consulted and considers that the development would not have an adverse impact upon the Conservation Area given the design and construction materials will be in keeping with the host building. The reuse of the outbuildings to habitable rooms will ensure the long term future of the building which in turn will preserve the setting of the CA</p> <p>The Protected Open Area (POA) forms the front residential garden area where there are a number of mature trees planted which are subject to an area Tree Preservation Order. Policy BE12 allows for development within a POA providing the proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area. The car port will be located within this area and due to its associated use with the host building, construction materials and design it is considered that the proposal will have little impact upon the</p>

<ul style="list-style-type: none"> Impact upon residential amenities of occupiers at no. 37 Sycamore Lane. 	<p>POA designation and is compliant of the development plan policy.</p> <p>The application site is located to the front of no. 37 and the existing dwelling presents a blank gable at 2 storey height, set back from the boundary by approx. 8 metres. The boundary treatment consists of a tall mature hedge to the north and an approx 2.1 metre high brick wall to the south, merging into the brick outbuildings which then continue around the boundary treatment along the lane. The proposed extension will be presented closer to the boundary leaving an approx. 2 metre separation from the existing boundary wall which will remain in situ. The extension will have a maximum height of 6.4 metres; sloping to eaves height of approx 3.7 metres and no windows are proposed in the end elevation.</p> <p>No. 37 sits opposite the application site, across the highway and is located further along to the north of the extension, presenting a staggered arrangement on plan. The separation distance from the corner of the rear elevation of no. 8 and the corner of no. 6 currently stands at approx. 16 meters; this will reduce to approx. 8 metres if approval is granted. There are a number of small square windows facing the highway, which have been stated to serve habitable rooms; a dining room and sitting room. The objection relates to loss of light to these rooms should the proposal be granted approval.</p> <p>No issues have been raised regarding the car port which will sit behind the high hedge across from no. 37. It is proposed to have an eaves height of 2 metres sloping to ridge height of 4.4 metres it will be barely visible from outside the confines of the site.</p> <p>Sycamore Lane is an area within Wymondham which is of high residential density with many of the dwellings sitting on the back edge of the highway facing onto each other. The proposal is considered to have some visual impact in bringing the resulting development closer to the boundary however the dwelling is already subject to a degree of loss of light due to the original buildings shadowing the property arising from their location and orientation in relation to the sun.</p> <p>It is considered that the impact from the proposal will not exacerbate the impact arising from the existing arrangement due to the location and scale of the proposed extension. The proposed extension is considered to not be obtrusive or have an overbearing presence for reasons given above.</p>
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<ul style="list-style-type: none"> • There is a potential for subdivision in order to create a separate dwelling due to the proposed layout and it would be difficult to refuse on visual impacts. 	<p>The application has been presented as an extension to create a garden room with link to the outbuildings which are already; in part, being used as ancillary habitable use. There will be a mezzanine floor in the new build. Should the applicant wish to sub divide, which is highly unlikely given the internal arrangement a separate application will be required and adjudged on its own merits.</p>
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Other material considerations (not raised through consultation of representation)

Considerations	Assessment of Head of Regulatory Services
<p>Impact upon residential amenities:</p>	<p>To the east of the application site is an adjoining dwelling it is considered that there will be no impact upon the residential amenities due to the proposed work being at the end of the row of terraced properties. To the north is residential cottages whilst to the south is a row of smaller cottages. The existing rear elevation of outbuildings faces out to these properties due to siting on the boundary. The proposed 1 ½ store extension is considered to be acceptable and to not create any impact upon these properties due to the separation distance.</p> <p>The proposal is not considered to adversely impact on the amenities of adjoining properties.</p>
<p>Loss of a tree protected by a Tree Preservation Order:</p>	<p>The loss of the tree is a material consideration. The tree is a Wellingtonia of medium size. It sits within a raised bed and is multi stemmed with evidence of some damage having been incurred from a severed limb. The tree is visible from a public place over the existing mature hedge and it also overhangs the highway and telecommunication wires run through the canopy. It is considered that the loss of the tree can be justified in order to create parking facilities for the occupiers. The tree is more than likely to eventually outgrow the small raised bed which could compromise its safety (no information has been put forward on safety grounds and the removal is to facilitate development only) It is considered that given there is a variety of mature trees on the site the loss of this one tree is acceptable and no detrimental impact would be had on the character of the area. Should the Committee be minded to approve the development a replacement tree could be condition if considered reasonable to do so.</p>

Conclusion

The application seeks planning permission for a 1 ½ storey extension to an existing dwelling within the village envelope and designated Conservation Area. The proposal would be highly visible due to the application site being bound by Sycamore Lane to the west and south of the site. The area to the front has a designation of a Protected Open Area and the trees are all subject to a Tree Preservation Order, it is therefore considered that the site contributes significantly to the character of the area and thus enhances the Conservation Area. For development to be acceptable in this location careful

consideration to design is required. It is considered that the proposal has been carefully thought out and through linking the dwelling to the outbuildings this ensures that the long term future of the outbuildings will be secured. The proposal is considered to preserve the character of the Conservation Area in this part of Wymondham. Policies OS1 and BE1 support development in this location providing; amongst other criteria, that the character of the area would not be unduly affected and residential amenities not impacted upon to a detrimental level. The proposal has been given due consideration taking into account the objections received and through reasons stated above the proposal is considered to be acceptable and will not have any

unacceptable impacts upon neighbouring properties and accordingly the application is recommended for approval.

RECOMMENDATION: Permit subject to conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No windows shall be installed on the west elevation unless otherwise agreed in writing by the Local Planning Authority.

Reasons:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
3. In the interest of safeguarding residential amenity.

Officer to contact: **Mrs Denise Knipe**

10th May 2011