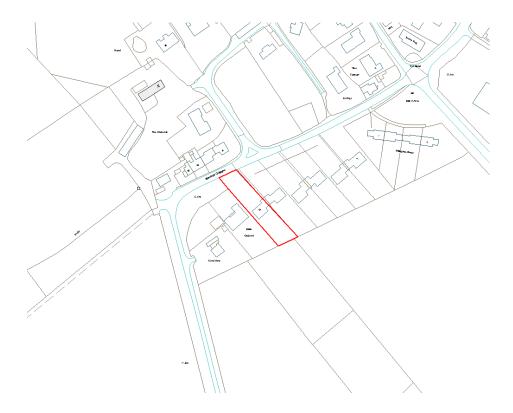
Committee date: 29th September 2011

- Reference: 11/00604/FUL
- Date submitted: 2 August 2011
- Applicant: Mr I Dickinson
- Location: 11 Harby Lane, Plungar
- Proposal: Single Storey Front Extension



This application seeks planning permission for the addition to a house within the designated village envelope of Plungar by adding a ground floor front extension.

The proposal relates to an extension to the front of the property which will extend 4 metres further forward to the front of the existing garage and 6 metres further forward of the existing lounge. The extensions would allow for internal alterations to provide a lounge extension; a larger reception hall and a new store to the rear of the garage.

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

- Impact on neighbouring properties
- Impact on the streetscene

The application is reported to Committee at the request of the Chair of Development Committee.

Relevant History:-

04/00532/FUL – single storey and first floor extensions to provide lounge/dining room extensions and utility to rear and a bedroom extension, wc and study on the first floor. The first floor element was not built.

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Town 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.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highways Authority – Consider effect on parking provision, garage does not meet minimum criteria to count as a parking space	The number of bedrooms would remain at four in number and there is adequate provision for three car parking spaces to the front of the property.
 Parish Council – The PC is concerned that the plans e inaccurate and requested they be corrected in the form of a new application 	Noted. The PC has been reassured of the accuracy of the plans and their comments are expected prior to the meeting and will be reported verbally.

Representations:

A site notice was posted and neighbouring properties consulted. As a result 1 comment has been received, objecting to the application on the following grounds:

Representations	Assessment of Head of Regulatory Services
There has been too much development in Plungar	Policies OS1 and BE1 of Melton Local Plan
and this development is too large and not in	states, amongst other things, that the development
keeping with the character of a small rural village;	should not adversely affect the form, character
it encroaches on natural space and would make the	and appearance of the settlement
area look like an urban	
"Brookside" development.	The property is located within the village envelope amongst several houses built during the late twentieth century. The houses are modern in design and the proposed extension would reflect that style. The properties on the southern side of Harby Lane are staggered in position and therefore the forward projection would not appear out of keeping in the street scene
	The property has been previously extended in 2004 and 2005 with a two storey extension. The latest application is for single storey additions to the front of the property which would, in terms of design, mimic the house as existing but extend forward by a maximum of 6.1 metres on the north/western elevation. It is considered that the

size of the extension is in keeping with the
existing dwelling and the adjoining properties and
would still retain a large front garden,
Accordingly the proposal is considered to be
acceptable.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Design	The design of the extension would be in keeping
	with the existing dwelling and would have bricks
	and tiles to match. It is therefore considered that
	the proposal would enhance the existing house
	and not be detrimental to the character of the area.
Impact on streetscene	The application would have no detrimental impact
	upon the streetscene because the design of the
	extensions is in keeping with the existing
	dwelling. The proposal would, at its maximum,
	extend towards the road by 6.1 metres, however,
	the plot is large and the neighbouring property
	extends 9metres further forward to the west.
	There is therefore already a staggering effect to
	adjoining properties and this proposal would not
	disrupt this appearance.
	It is the sector as a side and the table mean and
	It is therefore considered that the proposal
	would not have an unduly adverse impact on the streetscene.
Desidential Amonity	The total length of the lounge, though large,
Residential Amenity	would be appropriate for the large plot size and
	would be appropriate for the large plot size and would have no effect upon the living conditions of
	the neighbouring properties at 9 and 13 Harby
	Lane.
	Lane.
	Number 13 Harby Lane, to the west of the
	property, has had a considerable single storey
	extension running adjacent to the boundary of the
	application site. The application being placed
	before the Committee is significantly smaller in
	size. It is therefore considered that there is no
	detrimental effect upon number 13.
	The property is link attached (by a garage) to
	number 9 Harby Lane, but the extension of the
	garage by 4 metres would have no effect upon
	number 9 because their garage is adjacent to the
	application site and no overshadowing of
	habitable rooms would occur.
	The proposal is therefore not considered to
	have a detrimental impact on the residential
	amenities of adjoining properties.

Access and Parking	There would be no additional bedrooms to the
	house and there is more than adequate parking
	surrounding the site for three cars.

Conclusion

The site lies within the village 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 of the additions have been well considered to respect adjacent properties and would not affect the intrinsic character of the area. It is not considered that the proposal would have a detrimental impact on adjoining properties. The proposal is therefore considered to comply with Policies OS1 and BE1 of the Local Plan and is accordingly recommended for approval.

RECOMMENDATION: Approve subject to the following conditions/reasons:-

- 1. The development shall be begun before the expiration of three years from the date of this permission.
- 2. All external materials used in the development hereby permitted shall be of the same type, texture and colour as those used in the existing building.

Reasons:

- 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2. To ensure a satisfactory standard of external appearance

Officer to contact: M

Mrs Karen Jensch

19th September 2011