

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
<p>Highways Authority – Consider effect on parking provision, garage does not meet minimum criteria to count as a parking space</p>	<p>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.</p>
<p>Parish Council –</p> <ul style="list-style-type: none"> • The PC is concerned that the plans e inaccurate and requested they be corrected in the form of a new application 	<p>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.</p>

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
<p>There has been too much development in Plungar and this development is too large and not in keeping with the character of a small rural village; it encroaches on natural space and would make the area look like an urban "Brookside" development.</p>	<p>Policies OS1 and BE1 of Melton Local Plan states, amongst other things, that the development should not adversely affect the form, character and appearance of the settlement..</p> <p>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</p> <p>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</p>

	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	<p>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.</p> <p>It is therefore considered that the proposal would not have an unduly adverse impact on the streetscene.</p>
Residential Amenity	<p>The total length of the lounge, though large, 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.</p> <p>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.</p> <p>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.</p> <p>The proposal is therefore not considered to have a detrimental impact on the residential amenities of adjoining properties.</p>

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: Mrs Karen Jensch

19th September 2011