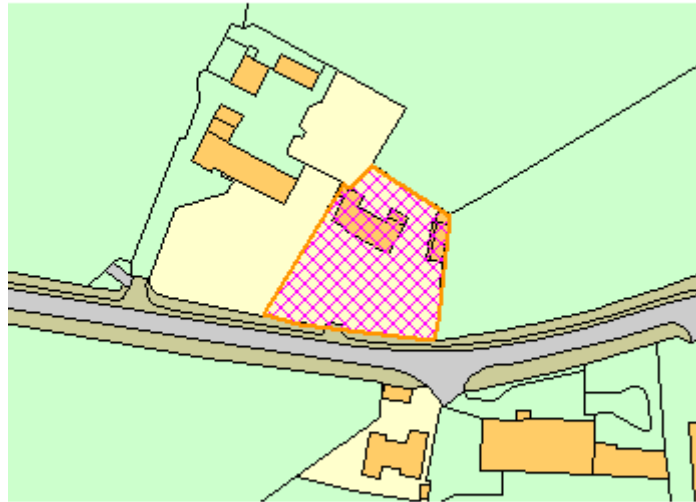


Reference: 14/00703/FULHH
Date submitted: 24 September 2014
Applicant: Anthony Edwards.
Location: Ridge View, Station Road, John O Gaunt
Proposal: Extension and double garage



Introduction:-

The proposal comprises a two storey side extension to the dwelling and a detached double garage with room above with dormer windows in the roof space. A similar proposal to this current application was approved on 15th April 2009 under planning application 08/00873/FUL; however that permission has now lapsed.

A revised plan has been received omitting the proposed extension of the balcony to the rear and replacing with inward opening doors and a Juliet balcony to the first floor.

It is considered that the main issues relating to the application are:

- **Impact upon the host building**
- **Impact on residential amenity**

The application is required to be considered by the Committee due to the number of objections received.

Relevant History:

06/00511/FUL approved an extension and the raising of the roof to provide a second floor and balcony.

08/00873/FUL approved an extension and a double garage with activity room above. This permission was not implemented.

Development Plan Policies:

Melton Local Plan (saved policies):

Policy BE1

Policy BE1 allows for development 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.

Policy OS2 – planning permission will not be granted for development outside the town and village envelopes except for, amongst other things, limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy C11 – planning permission will be granted for extensions and alterations to existing dwellings outside the village envelopes provided the size, scale, form, design and construction materials are in keeping with the dwelling and locality.

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 development to deliver homes 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

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
Parish Council - No Observations	No comments.

Representations

A site notice was posted and neighbouring properties consulted. As a result eight letters of objection were received to the original submission making the following comments below. Following the receipt of revised plans further consultation took place and no additional comments were received.

Representation	Assessment of Head of Regulatory Services
<p><u>Residential Amenity</u></p> <p>The proposed first floor rear balcony would cause direct overlooking into the neighbouring private garden, the existing balcony already causes loss of privacy to the adjacent owners and should this application be approved it will compound the situation by extending the balcony onto the boundary. There would also be an overbearing impact and overshadowing.</p> <p>The fact that the application has been historically approved should not set a precedent as each application should be judged on its merits and just because a material consideration was overlooked previously does not mean it should be overlooked again.</p>	<p>The property is relatively isolated with fields on the northern and eastern elevations and the dwelling opposite separated by the highway. However, to the west the adjacent property is in relatively close proximity and the extension would be situated on the boundary. Permission has historically been granted for an extension to the side elevation to replace the garage and to extend the balcony on the rear elevation.</p> <p>Revised plans have been submitted omitting the extension to the balcony and introducing a Juliet balcony.</p> <p>The proposed extension would follow the footprint of the side elevation of the existing garage but would not project as far to the rear. The rear elevation of the extension would be in line with the existing rear building line of the dwelling. No windows are proposed on the side elevation which abuts the boundary and to the rear a small yard area would be created to allow access into the proposed ground floor room.</p> <p>Although the extension would increase the height of the wall to the side and rear elevations the addition would be relatively minimal and the neighbouring dwelling is set well away from this boundary. The extension would introduce a further first floor bedroom window on the rear elevation but this would have a similar impact to the existing rear facing bedroom windows. Furthermore, the omission of the balcony extension would reduce the impact compared to the original scheme.</p> <p>Objections were received to the original scheme on the grounds of the balcony giving rise to overlooking and loss of privacy and the extension having an overbearing and overshadowing impact. The revised plans omit the extension to the balcony and it is not considered that the extension, given that it would replace a garage on the similar footprint and would lead to a relatively modest increase to the dwelling, would now result in an unacceptable level of overlooking or loss of privacy</p>

	<p>or have an undue overbearing or overshadowing impact.</p> <p>The proposed garage would be sited towards the eastern part of the site and although the dormer windows would look towards the front garden of the neighbouring dwelling the distances between the proposed garage and boundary would be significant and would ensure there would be no undue adverse impact. No other property would be unduly affected by the garage.</p> <p>Having regard to the above it is considered that the proposals would not cause undue harm to the residential amenity of neighbouring properties. Furthermore, a condition restricting the use of the proposed garage to purposes ancillary to the residential use of the main dwelling can be imposed.</p>
--	--

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
<p>Application of Development Plan and other planning policy</p> <p>The site sits within the open countryside and Policy BE1 seek to ensure that development respects the character of the area, that there would be no loss of residential amenities and satisfactory access and parking provisions can be achieved. Policy OS2 is generally restrictive in the type of development allowed in the countryside. Policy C11 states planning permission will be granted for extensions and alterations to existing dwellings outside the village envelopes provided the size, scale, form, design and construction materials are in keeping with the dwelling and locality.</p>	<p>The proposal relates to extensions and alterations to the dwelling and it is considered that the development complies with the thrust of local plan policies and the NPPF.</p>
<p>Impact on the Open Countryside/Streetscene</p>	<p>The proposed side extension would replace the garage with a bedroom, bathroom, living room and kitchenette at ground floor level with a first floor extension above to create an additional bedroom with en-suite. The second element of the proposal is to erect a double garage on the eastern boundary of the site with room above.</p> <p>The proposed extension is considered to be visually acceptable, would be a subordinate extension to the dwelling, incorporating lower eaves and ridge heights, and subject to conditions to ensure matching materials, would be visually acceptable in this location. Furthermore, the dwelling is set well</p>

	<p>into the site from the highway and would not have a significant visual impact on the rural surroundings.</p> <p>The proposed double garage would be sited on the eastern boundary of the site. Although set forward of the dwelling it would be set well into the site, in excess of ten metres from the highway boundary, and the size, scale, form, design and construction materials are considered to be in keeping with the dwelling and locality.</p> <p>As such no objection is raised on visual grounds to the revised proposals.</p>
Highway Safety	<p>The proposal would be served by the existing access and there is sufficient hardstanding within the site to provide adequate parking to serve the enlarged property. As such no objection is raised on highway issues.</p>

Conclusion

The site lies in open countryside and the proposal would replace the existing garage to the side of the dwelling with a two storey extension together with a detached replacement garage. The revised plans have omitted the extension to the balcony which removes the direct overlooking of and loss of privacy to the neighbouring dwelling. The extension is considered to be visually acceptable and the replacement garage is considered to be acceptable in terms of visual and residential amenity. No objections have been received in relation to the revised plans and it is recommended the amended scheme be approved.

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 in accordance with Drawing nos.:
 - Location Plan RV/06, dated 26th August 2014;
 - Proposed Site Plan RV/07, dated 26th August 2014;
 - Elevations RV/04 Rev C, dated 28th November 2014;
 - Plans RV/02 Rev C, dated 28th November 2014;
 - Garage RV/08, dated 26th August 2014.
3. 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.
4. The garage and extension hereby approved shall be occupied and used solely by members of the household of the principal dwelling, or their dependants as ancillary residential accommodation and shall not be used or severed from the principal house and used as a separate and unconnected dwelling unit.
5. The flat roof area hereby approved adjacent to the existing balcony and to the rear of the approved Juliet balcony shall not be used as a balcony and access shall be restricted to maintenance purposes only.

The reasons for the conditions are:

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.
4. To ensure the use remains compatible with the site and surroundings.
5. To ensure the development would protect the residential amenities of the neighbouring property.

Officer to contact: **Mr Joe Mitson**

Date 12th January 2015