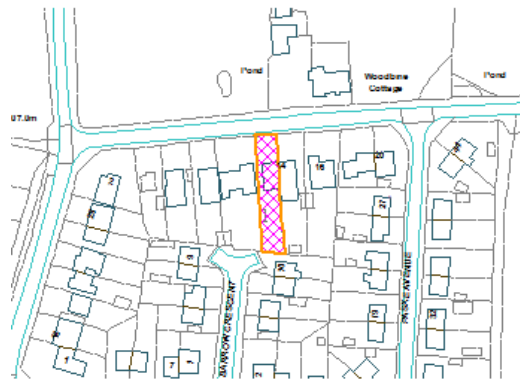


**Reference:** 15/00322/FUL  
**Date submitted:** 22 April 2015  
**Applicant:** Mr K Taylor  
**Location:** 12 Pasture Lane, Gaddesby  
**Proposal:** Alterations and extension to existing bungalow



**Proposal :-**

The proposal comprises extensions and alterations to a semi detached bungalow positioned outside of the Designated Conservation Area but within the Village Envelope for Gaddesby. Situated north and to the edge of the village, existing development sits to the south of the highway and overlooks open countryside to the north beyond the highway. The street has a relatively modern mix of styles and types of dwelling houses being single storey, one and half and two storey properties with a mix of roof lines and materials. The plot follows the same building line to that of its neighbours, where there are residential properties to the east and west and south lies the Cul de Sac of Barrow Crescent to its rear.

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

- **Impact upon the Character of the Area**
- **Whether the size of the proposed extension is acceptable**

The application is to be considered by Committee due to the level of representations received in support of the application.

**Relevant History:-**

**15/00041/FUL** – for alterations and additions was withdrawn

## Planning Policies:-

### 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 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.

### The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

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:

- deliver development in sustainable patterns and
- re-using brownfield land.
- 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 it advises:

### Delivering a Wide choice of High Quality Homes

- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities;
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

### Requiring 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.

Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
  - Are visually attractive as a result of good architecture and appropriate landscaping.
- 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.

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:-**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Gaddesby Parish Council</b> — have concerns that the size and proportion of the extension is too large, particularly in relation to the neighbouring property-when taking into account both properties are semi detached. We feel that the extension will impact the semi detached bungalow which adjoins No 12 Pasture Lane.</p>	<p>Noted</p>
<p><b>Highway Authority</b> – Have no comments.</p>	<p>Noted. Parking remains unchanged, although the proposal will comprise a further bedroom, there is sufficient parking within the site to accommodate two or more cars.</p> <p><b>It is considered that the proposal would not have a detrimental impact on highway safety</b></p>

**Representations:**

A site notice was posted and neighbouring properties consulted. As a result there have been 8 letters of representation in support of the application and 2 letters of objections have been received to date

<b>Representation</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Objection:</b></p> <p><b>Impact upon the character of the area</b></p> <p>The latest proposal of the bungalow extension to the rear along with the proposed permanent structure of the garage would appear excessive for the garden available. The proposed extensions along with the proposed garage will impact on my semi detached property next door.</p> <p><b>Support:</b></p> <p>The dormers on the front of the house far surpass the quality and integrity of the surrounding</p>	<p>To clarify, the purpose of the application is for extensions and alterations to the dwelling house, the applicant has removed the proposed garage from the current application.</p> <p>Pasture Lane consists of a mix of styles and types of dwelling houses, with differing roof lines, including both pitched and facing gables, together with examples of dormer extended properties.</p> <p>This particular plot comprises one of a pair of semi detached bungalows constructed of brick and concrete roof tiles. The site appears to be set slightly</p>

<p>neighbours.</p> <p>The extension to the rear of the property is in keeping with 12 Pasture Lane, it maintained the same length and so it would befit its surroundings, while adding a dormer which looks over the garden, much like the rear of the house on Paske Avenue and Barrow Crescent, which overlook adjacent</p> <p>The two cedar clad dormers will look good especially when they weather.</p> <p>The property has been in a very bad state for many years and new development will improve it.</p> <p>The property is already improved the property in the short time the current owner has lived there, the cedar cladding over parts of the property as it will age beautifully.</p> <p>It does not appear to protrude over the building line.</p> <p>There is another dormer on a neighbouring property which appears perfectly acceptable</p> <p>Views from 9 Barrow Crescent will be available and have no objection</p> <p>The mixture of render and cedar cladding will look good.</p> <p>The cedar clad dormers to the front will look good and the will complement those opposite.</p>	<p>higher than that of the neighbouring properties with an increased roof pitch and there are examples of dormers within the vicinity, however these appear subservient being single dormers on detached plots.</p> <p>It is considered, particularly when viewed as a pair of attached dwellings that the proposed additions would be excessive in mass and scale to that of the host dwelling and the adjoined neighbouring property. Furthermore when viewed from within the streetscene of Pasture Lane, the large dormer windows would appear as a dominant feature which collectively would adversely alter the character and appearance of the host dwelling, resulting in an over bearing feature on that of the attached property, contrary to Policy OS1 and BE1 of the Melton Local Plan.</p> <p>The proposed materials of cedar clad and render would not be in keeping with that of the host dwelling or the locality, however should the application be minded for approved these could be controlled and agreed by way of a condition.</p> <p><b>It is considered that the proposals would have a detrimental impact by virtue of its mass, scale and design on the streetscene and would not be in keeping with that existing, subsequently having an adverse effect on that of the neighbouring property, contrary to Policies OS1, BE1 and the NPPF.</b></p>
--	--

**Other Material Considerations Not Raised In Consultations:**

<b>Consideration</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Design:</b></p>	<p>The application proposes front and rear dormer style extensions to create a first floor element and accommodate a total of three bedrooms upstairs. Projecting to the front from just below the ridgeline the single dormers will project forward a maximum of 4 metres standing proud of the roofline 3.3 metres high, while to the rear the cross cable pitch dormer projects approximately 7 metres out with a matching height to that at the front.</p> <p>In order to accommodate the length and projection of the rear dormer the ground floor extension will have a long sloping lean to extension the width of the existing host dwelling. Its overall length on the ground will be an additional 5 metres into the rear garden matching the rear building line of the neighbours extension.</p>

	<p>Although the proposed materials can be agreed and controlled by condition, it is considered that despite negotiations and amendments, concerns have not been overcome and the combined effect of the increased and extended house together with the new dormer rooflines would considerably increase the bulk and mass of the dwelling when viewed from within the streetscene of Pasture Lane and to the rear being Barrow Crescent.</p> <p>The proposal is therefore considered to conflict with Saved Local Plan policies OS1 and BE1, which allow for development within the village envelope provided that the form, character and appearance of the settlement are not adversely affected, the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality, together with the NPPF which states new development should contribute positively to the distinctiveness, safeguarding the character of the area.</p> <p><b>The appearance of the extension would not be considered subservient in size or scale leading to an imposing and prominent presence which would have an adverse effect on that of the streetscene and the attached neighbouring property contrary to Policies OS1, BE1 and the NPPF.</b></p>
<p><b>Impact upon neighbouring properties:</b></p>	<p>Although the proposed extensions are envisaged to appear over dominant and out of keeping with that of the attached neighbouring property, they are not, however considered to reduce the residential amenities of the neighbouring properties by reason of loss of outlook, light, privacy or overlooking</p> <p><b>The proposals would not therefore have an undue adverse impact on the residential amenities of neighbouring properties.</b></p> <p>It is considered that the NPPF is not in conflict with the local plan policies which seeks to safeguard the character of the area and any impact upon residential amenity.</p>

**Conclusion**

The application site lies within the village envelope and designated Conservation Area for Gaddesby and thus benefits from a presumption in favour of development under policies OS1 and BE1. The proposed development complies with highway requirements and would not have a detrimental impact on adjoining properties. However, the proposed extensions, by virtue of its scale, size and massing, would adversely alter the character and appearance of the immediate area, to the detriment of the streetscene and the attached neighbouring property. Therefore, the proposal is considered to be contrary to saved Policies OS1 and BE1 of the adopted Melton Local Plan and to the National Planning Policy Framework which seeks to promote good design. Accordingly, the proposal is recommended for refusal as set out below.

**RECOMMENDATION:- Refuse for the following reasons:**

- 1) The proposed extensions, by reason of their scale, size and massing, would be to the detriment of the streetscene and the neighbouring property. The proposal is therefore considered to be contrary to saved Policies OS1 and BE1 of the adopted Melton Local Plan and to the National Planning Policy Framework regarding 'Requiring Good Design'.

Officer to contact: **Deborah Dowling**

**Date: 2<sup>nd</sup> July 2015**