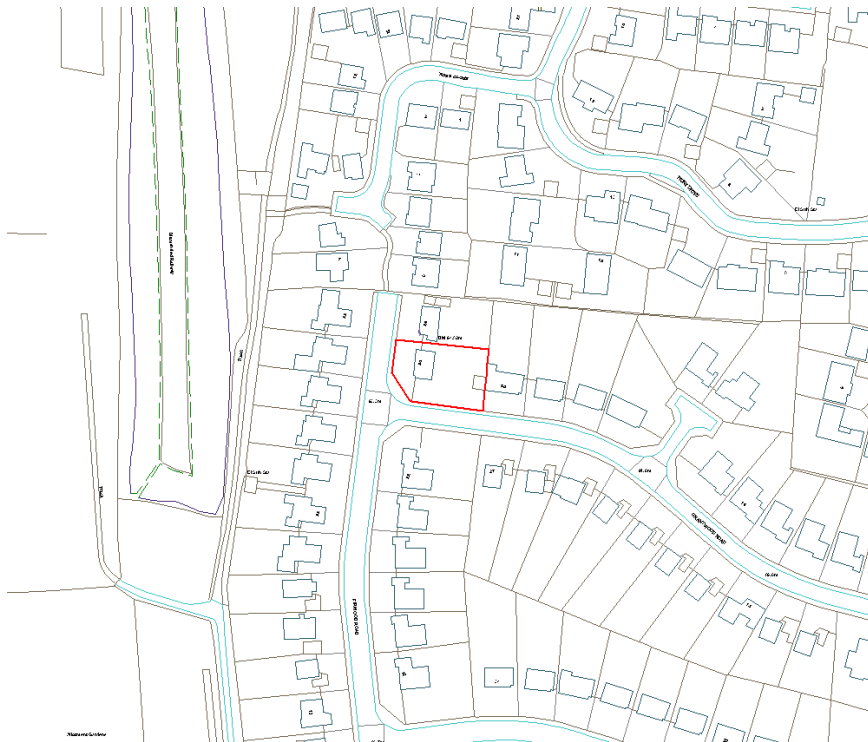


Reference: 10/00860/FUL
Date Submitted: 26.11. 2010
Applicant: Mr R O'Connor
Location: 24 Firwood Road, Melton Mowbray
Proposal: Side Conservatory and Boundary Fence



Introduction:-

The proposal is to erect a conservatory to the south elevation of the property, and to erect a new timber boundary fence behind the existing hedge.

The application site is currently occupied by a detached two storey dwelling within the Town Envelope of Melton Mowbray. The dwelling appears to be of a 1970's design and has off road parking for 2 – 3 vehicles plus a detached garage. The rear garden is bounded mostly by a 2 metre high fence. The property is located on the corner of the junction between Firwood Road and Grantwood Road. There are similar properties surrounding the site, plus several bungalows built as part of the housing estate.

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

- **Impact on the streetscene**
- **Impact upon residential amenity**

The application is reported to the Development Committee as the applicant is related to a member of staff.

Relevant History:-

Planning permission was granted for a first floor extension in 1987.

Policies & Guidance:-

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.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
LCC Highways: No Objections, providing that the fence does not obstruct any visibility splays, not clear from the plan where the fence is proposed.	The proposed fence will be situated behind the existing hedge; therefore this proposal will not alter the current situation in terms of visibility. The proposal will not have an adverse impact on highway safety.

Representations:

Neighbouring properties have been consulted ,as a result no representations have been received to date.

Other material considerations (not raised through consultation or representation)

Policy position:	The application is located within the Town Envelope for Melton where there is a presumption in favour of development in the Local Plan under policies OS1 and BE1.
Impact on Streetscene:	The proposal involves the addition of a conservatory to the side elevation facing Grantwood Road to the south. The conservatory will be well screened by the existing 2m high hedge, and the addition of a 1.75m high fence behind the hedge will not be visible from the street. Therefore the proposal will not have a negative effect upon the streetscene.
Impact on Residential Amenity:	The conservatory will be sited on the southern elevation of the property, with a maximum height of 3 metres. The nearest property to the south is No. 22 Firwood Road which is over 25 metres away, this neighbour will not be affected by the proposal due to its minimal scale and the distance involved.

	<p>The dwellings to the front of the property are located on the opposite side of Firwood Avenue separated by a distance of 30 metres. The proposals would not affect their outlook or living conditions of these properties and is considered acceptable.</p> <p>On the eastern boundary there are two garages separatinh the property and no. 30 Grantwood Road, this elevation is a solid wall with no windows overlooking the site. Their living conditions would not be affected.</p> <p>Therefore, it is considered that the proposal would not adversely affect the residential amenities of adjoining properties.</p>
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Conclusion

The application site lies within the town envelope of Melton Mowbray and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal is acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety. Accordingly the application is recommended for approval subject to the following conditions.

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 All external materials used in the development hereby permitted shall be as stated in the application.

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 Lynn Eastwood**

20th December 2010