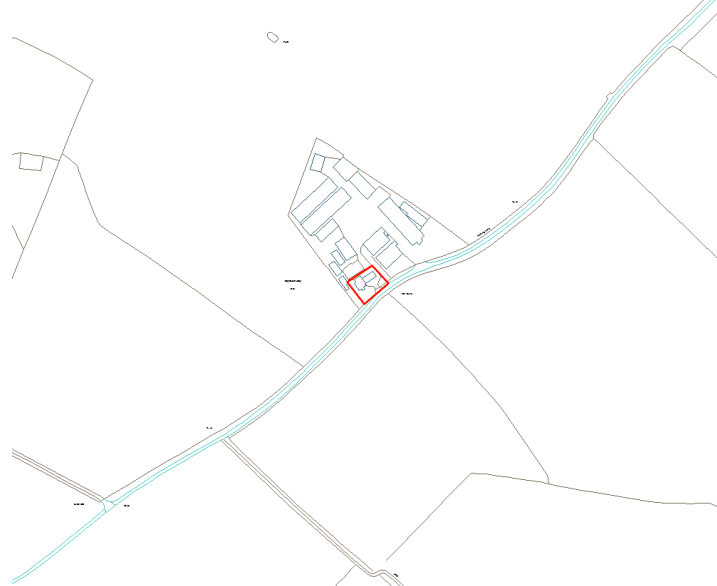


Reference: 11/00062/FUL
Date submitted: 25.1.11
Applicant: Mr R Cramphorn
Location: Marylands Poultry Farm, Stygate Lane, Somerby
Proposal: Proposed side extension to form two bedrooms to the first floor and a works office, meeting room, utility room, shower and garage to the ground floor



Introduction:-

The application site is located on Stygate Lane, Somerby which is situated off the main Melton to Oakham Main Road and within the open countryside. The property is a residential dwelling on the site of a poultry farm which utilising existing outbuildings and a mobile caravan.

The application is for a two storey extension to the existing dwelling which would include two additional bedrooms (each with their own ensuite bathroom) on the upper floor. The ground floor would house a double garage (for domestic use) a works' office, a meeting room, cloakroom, utility/dog room and store to the ground floor to support the current economic activities carried out on the site. There are at present 6 full time and 4 self-employed staff working from the premises and this can increase according to the workload.

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

- **Impact upon the open countryside**
- **Design, scale and mass**
- **Compliance with planning policy**

The planning application is presented to the Development Committee following a request by the Ward Councillor due to the complex policy considerations.

Relevant History:-

05/00098/OUT - Proposed 5 bedroomed house (Agricultural dwelling in conjunction with farm). REFUSED

2611/65 (5367) – Erection of a poultry house (APPROVED)

68/1482 (6438) – Erection of a poultry shed (APPROVED)

1222/64 (4867) – Erection of poultry house (APPROVED)

309/61 – Erection of broiler house (APPROVED)

1797/61 (3790) – formation of an access (APPROVED)

Planning Policies:-

PPS4 - support small-scale economic development where it provides the most sustainable option in villages, or other locations, that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport.

PPS7 ‘Sustainable Development in Rural Areas’ - paragraph 1 notes that “All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.” PPS7 also states in the key principles (paragraph 1) that the Government’s aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.

Melton Local Plan (Saved Policies)

Policy OS2 - carries a general presumption against development outside town and village envelopes except in certain instances such as development essential for agriculture and forestry, small scale employment, tourism and recreation development, development for statutory undertakers and telecommunications operators, changes of use of existing buildings and affordable housing.

Policy BE1 - planning permission will not be granted for new buildings unless:-

- the buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing;
- the buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight / daylight;
- adequate space around and between dwellings is provided;
- adequate public open space and landscaping is provided where appropriate;
- the buildings and their environs are designed to minimise the risk of crime;
- wherever possible, buildings are designed and sited to maximise solar gain and utilise energy saving features;
- adequate vehicular access and parking is provided.

Policy C11 - relates to residential extensions in the open countryside and emphasises that:- Planning permission will be granted for extensions and alterations to existing dwellings outside the town and village envelopes shown on the proposals map provided the size, scale, form, design and construction materials are in keeping with the dwelling and locality.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highway Authority – No observations	The proposal is for an extension to a dwelling. The site has an existing access and more than adequate parking is available on the site. The proposal would not have an adverse impact on highway safety.
Parish Council – has no objections subject to the following:	The Design and Access Statement states that the extension would be built in red bricks with stone quoins to the corners and roof tiles to match the

<ul style="list-style-type: none"> • The extension should be constructed of local stone to match existing • The stone quoins & lintels on the existing house should be replicated on the new build <p>They have been consulted on the amended plans (received on 14th March 2011)</p>	<p>existing house.</p> <p>No comments received as yet</p>
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Representations:

A site notice was posted. No neighbouring properties are located nearby. No letters of objection have been received.

Other material considerations (not raised through consultation of representation)

Considerations	Assessment of Head of Regulatory Services
<p>Application of Development Plan and other planning policy.</p> <p>Policy BE1: seeks to ensure that buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing.</p> <p>Policy OS2 carries a general presumption against development outside town and village envelopes except in certain instances such as development essential for agriculture and forestry, small scale employment, tourism and recreation development.</p> <p>Policy C11 relates to residential extensions in the open countryside and emphasises that planning permission will be granted for extensions and alterations to existing dwellings outside the town and village envelopes shown on the proposals map provided the size, scale, form, design and construction materials are in keeping with the dwelling and locality.</p>	<p>The application consists of two elements: a family extension to include two additional bedrooms and bathrooms on the upper floor along with office space and facilities for the running of the Poultry business.</p> <p>The additional accommodation on the upper floor would be appropriate for the applicant's family's use as the host house is of modest size. The additional bedrooms have been shown to be required by the applicant's children and visiting relatives. The garage would be required for the family's use as the demolition of the existing garage block would remove their secure parking area.</p> <p>The new extension is larger than the existing property and, though roof heights graduate in size, the overall floor area is greater in mass than the existing property. It is proposed that the extension should be built in brick, whilst the host dwelling is built in stone; this is not considered to harmonise with the current dwelling.</p> <p>The farm employs 6 full time and 4 self-employed workers and policy OS2 supports development which would be essential for agriculture. The facilities provided for staff within this development which include showering and washing facilities alongside office use, would be supported by policy OS2.</p> <p>Despite the demolition of a large block of garages, the proposed extension would be larger than the existing property. It would be set back from the host property by two metres, however it would extend beyond the rear elevation, in part, by approximately 4 metres, (not including the existing conservatory). The amended plans show a 'stepping down' in roof heights but the double</p>

<p>PPS7 seeks to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all. Its key principle is to maintain high and stable levels of economic growth</p> <p>Policy PPS4 - supports small-scale economic development where it provides the most sustainable option in villages, or other locations, that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport.</p>	<p>garage would be included within the two elements giving an incongruous design. It is proposed to build the extension in brick which would not match the host property. This is considered to conflict with policy C11 and BE1 which emphasise that planning permission will only be granted providing that the size, scale, form, design and construction materials are in keeping with the dwelling and locality.</p> <p>The ground floor additions (with the exception of the double garage) would be required for the workforce which is employed as part of the farm's poultry business. This would then have the added benefit of the removal of a mobile unit within the grounds which is currently used as an office for the owner and his staff.</p> <p>The addition of a utility room is required by the business so that staff clothing can be washed on the site to avoid cross contamination. Washing is currently undertaken in the family home.</p> <p>The business offers work to 6 full time and 4 self-employed staff which is to be commended, even though it is within the open countryside, and therefore by definition, not readily accessible by public transport. PPS7s key principle is to maintain high and stable levels of economic growth and employment and the proposals would adhere to this policy.</p>
<p>Character and appearance of area:</p> <p>Distinct Characteristics are</p> <ul style="list-style-type: none"> • Traditional stone built houses • Open countryside with field hedges 	<p>Marylands farm is a traditional stone built property and the extension is proposed to be built in red brick with stone quoins at corners.</p> <p>The proposal is not considered to be in keeping with the existing property or compatible with the surrounding area.</p>
<p>Design and use of Buildings:</p>	<p>The principle for the extension for domestic and business use is supported by policies OS2, C11, PPS4 and PPS7 as the extension would be associated with an existing use. However, it is considered that the scale and design of the extension are not acceptable as it is not subordinate to the existing property and is not considered to be of the same size and scale of the host property and therefore does not comply with policies BE1, OS2 and C11 of the Local Plan, as stated above.</p>

Conclusion

It is considered that the proposal is not compliant with development plan policies due to the design, scale and massing not being in keeping with the existing dwelling. The proposal if approved would have a negative impact upon the open countryside designation and

it is not considered acceptable. Whilst the intention of providing supporting facilities for the running of the existing business would remove the need for the mobile, which could be viewed as improving the character of area. It is considered that this limited gain does not outweigh the development plan and the proposal is therefore recommended for refusal.

RECOMMENDATION: REFUSE

Reason for refusal:

1. The proposed extension, by virtue of its size and design dominates the existing dwelling and will detract from the open countryside character of the locality and the proposal is therefore contrary to the provisions of policies OS2, BE1 and C11 of the Adopted Melton Local Plan.

Officer to contact:

Mrs Karen Jensch

28th March 2011