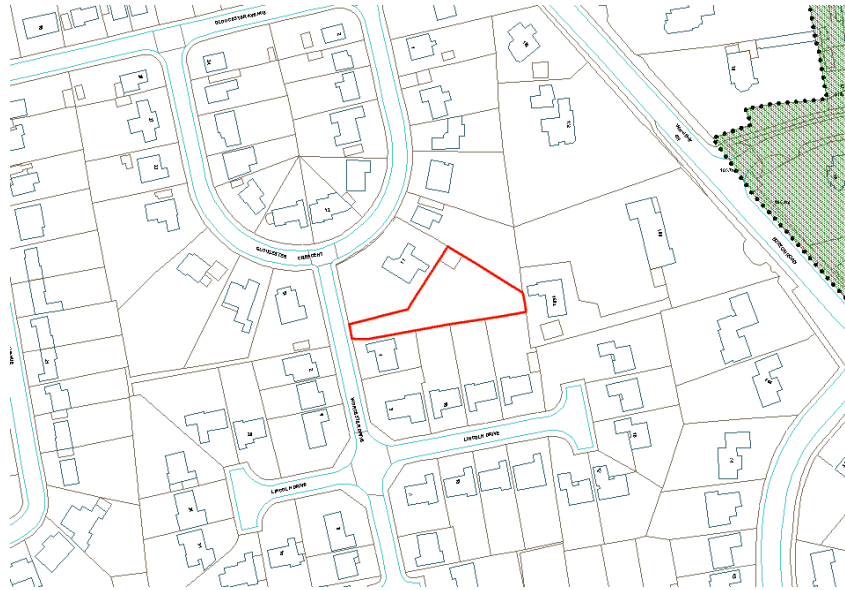


Reference: 11/00458/OUT
Date Submitted: 16.06.2011
Applicant: Mr & Mrs G Coe
Location: 11 Gloucester Crescent, Melton Mowbray LE13 0AQ
Proposal: Outline application for the erection of a dwelling



Introduction:-

This application seeks outline planning permission, with all matters reserved, for a dwelling within the residential curtilage to the south of 11 Gloucester Crescent, with access from Worcester Drive. The application site lies within the town envelope within an established residential area. The property is surrounded by residential properties.

The application is presented to Committee as 6 representations have been received regarding the proposal, including 5 objections and 1 letter of support.

Relevant History:- None

Planning Policies:-

Planning Policy Statement 1: Delivering Sustainable Development sets out the government's planning policies on delivering sustainable development through the planning system. It advocates development which reduces the need to travel and encourages accessible public transport provision to secure more sustainable patterns of transport development. It states that planning should focus development in existing centres and promote the more efficient use of land through higher density and the use of suitably located previously developed land and buildings. The Statement also outlines the Government's commitment to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas.

Planning Policy Statement 3: Housing provides central government guidance for residential development. The general thrust of this policy is that development should be focused in accessible locations and that brownfield land should be developed in preference to greenfield land releases: Residential garden area has been removed from the brownfield classification to ensure that the character of neighbourhoods are not unduly affected by inappropriate development. The guidance states that

housing development should be of high quality housing that is well-designed and built to a high standard. A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.

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.

Melton LDF Core Strategy: seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with provision/contribution of 40% affordable housing from all developments, and expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highway Authority: No objection but need to ensure that an access can be provided to serve the site that complies with current standards, especially with regard to visibility splays. Also ensure that parking is provided again in accordance with current standards	Noted. The application does not provide details of the proposed access as it is outline with all matters reserved. Access would need to be shown clearly on a reserved matters application should this application be successful. The site links to Worcester Drive and it appears to be satisfactory in width to accommodate an access with appropriate sightlines etc.
MBC Housing Policy: No comments	Noted
Ward Councillors: No comments	Noted

Representations:

9 neighbouring properties were consulted and as a result 6 representations were received including one letter of support and five letters of objection.

Representations	Assessment of Head of Regulatory Services
Safety of proposed access Issues surrounding why the access has been proposed from Worcester Drive (as opposed to being from Gloucester Crescent), the safety of the junction at Worcester Drive and Gloucester Crescent, the narrow width of Worcester Drive making passing a problem, and the loss of on street parking facilities.	Noted. A further driveway would need to have adequate visibility onto Worcester Drive which leads to a dead end and is a narrow residential street. All details regarding the access would be submitted on a reserved matters application and would be open to further consultation. It is not considered that an additional access on this street would lead to further on street parking issues in the area. Previously there have been issues with on street parking in the vicinity, and parts of Gloucester Crescent are subject to parking restrictions. This is because the King Edward VII school caused parking problems as there was no parking on site for students. The school has recently closed, and a new Sixth Form Centre has opened with sufficient parking for staff and students on site. The highway authority has not objected to an additional driveway subject to standards being complied with.

<p>Lack of plans Objections arising from lack of plans to show the size, design, proposed materials and positioning of the dwelling</p> <p>Loss of privacy As there are no plans showing the positioning of the dwelling a loss of privacy and amenity is feared from neighbouring houses, combined with issues surrounding the boundary hedge including the willow trees (to the south of the site) which already provide a high level of screening. Comments also include that the dwelling should only be 1 storey as opposed to the 1½ storeys as suggested in the application form.</p> <p>Trees and hedge on the boundary The hedge and trees provide a high level of screening to the properties to the south of the proposed site. It is feared that for a driveway to be constructed that the trees will be lost, and any foundations for the dwelling will harm the trees. The new resident of the dwelling will want to reduce the height of the hedge and trees to provide light and this will also affect the privacy of neighbouring dwellings. There have been previous issues with regards to the heights of the trees and insurance problems with regards to subsidence and damage to the drains. Agreements exist between neighbours as to the height of the trees and hedge.</p>	<p>The application is for outline permission and all matters have been reserved. A further application would need to be submitted upon outline permission being granted which would cover these points and further consultation would follow with neighbours. The application is seeking approval of the principal of a dwelling in this location.</p> <p>The positioning of the new dwelling would need to be carefully considered at the reserved matters stage to ensure the privacy and amenity of neighbouring dwellings as outlined in policies OS1 and BE1. At the present time, as there is no initial design for the dwelling, there can be no judgment made on the positioning. However, in considering the size of the plot and distances to adjoining properties a dwelling could be accommodated, with careful design, in the plot which would not adversely impact on adjoining properties.</p> <p>The agent has been asked to provide further details of how the trees and hedge would be maintained if an access drive was to be provided so close to the boundary. This has been clarified in letter dated 16th August 2011, and the agent has stated that the substantial hedge to the South of the existing dwellings would be retained. This would be made possible by using a ‘no dig’ method of construction for the access drive which would minimise damage to tree roots. A plan has been provided to show how this would be done. They state that the high level of screening would be retained. The trees do not benefit from any protection, nor are they of the quality or species which would be protected, and could be removed without requiring planning permission.</p>
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Other material considerations (not raised through consultation or representation)

Consideration	
<p>Impact on streetscene</p>	<p>The character of the area is one where mainly detached dwellings are orientated with their front elevations addressing the crescent on which they are located. This layout and character of housing permeates the entire neighbourhood. The proposal amounts to a backland proposal where access is gained by a narrow access down the side of one house located on Worcester Drive. The introduction of backland development in this location will result in a development which is visible behind the existing street facing houses on Gloucester Crescent. When viewed from the road it is considered that the development would unduly alter, and harm, the character of the area contrary to the saved policies of the Local Plan and PPS3.</p>

	It is considered that the proposal will have a detrimental impact on the streetscene by introducing backland development.
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Conclusion

The character of the Gloucester Crescent area is one where mainly detached dwellings are orientated with their front elevations addressing the crescent on which they are located. The introduction of back land housing in Gloucester Crescent will result in development visible behind the existing street-fronting houses when viewed from the road that will unduly alter, and harm, the character of the area contrary to the saved policies of the Local Plan and PPS3, accordingly the proposal is recommended for refusal.

RECOMMENDATION: Refuse

In the opinion of the Local Planning Authority, the proposal is considered to have a detrimental impact on the form and appearance of the locality where dwellings are orientated to front the highway in a linear form. The introduction of back land development in this location will result in development visible behind the existing street-fronting houses and when viewed from the road this will unduly alter, and harm, the character of the area. The proposal is therefore considered to change the character and built form of the area and would change the appearance of the neighbourhood. Furthermore the site is residential garden area, not brownfield land, where there is no presumption in favour of development, in terms of PPS3. For these reasons the proposal is considered contrary to saved Policies OS1 and BE1 of the Melton Local Plan and National Policy guidance PPS3.

Officer to contact: **Mrs Sarah Legge**

28th August 2011