

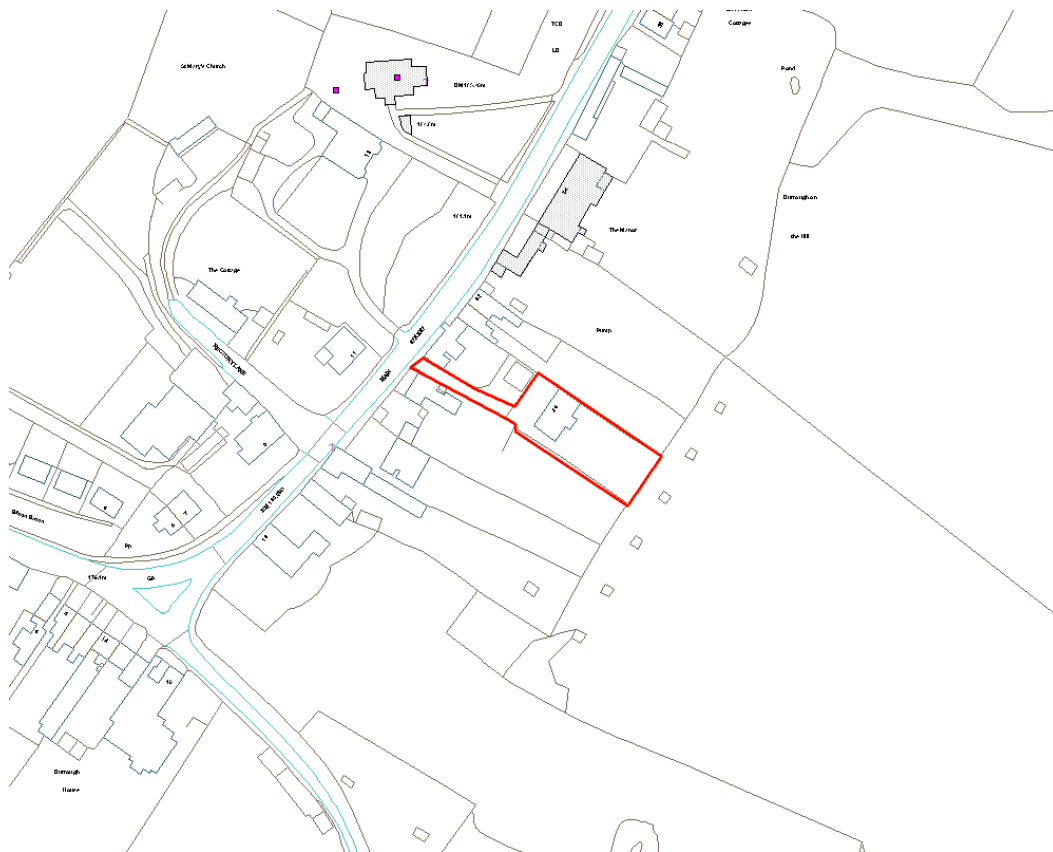
**Reference:** 11/00533/FUL

**Date submitted:** 11 July 2011

**Applicant:** Mr S Bennett

**Location:** 26 Main Street, Burrough on the Hill

**Proposal:** Alterations and additions to bungalow by adding first floor attic style accommodation; an extension to the rear; two balconies; porch and separate garage to the front.



This application seeks planning permission for the alterations and additions to a bungalow within the designated Conservation Area and village envelope of Burrough on the Hill by adding first floor attic style accommodation, a rear extension, plus a porch and separate garage to the front. A conservatory and small section of ground floor bedroom area would be removed to the rear of the property in order to facilitate the additional rear extension.

The proposal relates to extensions to the bungalow including raising of the roof by 900mm and the addition of two dormer windows to the north-west elevation along with a rear two storey extension and two balconies. A separate double garage would be located to the front of the property. Three velux rooflights would be added to the front roof of the property.

**It is considered that the main issue relating to the proposal is:**

- Impact on neighbouring properties
- Impact on the streetscene

**The application is reported to Committee due to the number of objections received.**

**Relevant History:-**

85/00276 – bungalow - permitted  
 89/00620 – Extension to existing dwelling – permitted  
 07/00349/FUL – Conservatory - permitted

**Planning Policies:-**

**PPS 5 – Planning and the Historic Environment** – development should preserve or enhance the character and appearance of heritage assets.

**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.

**Consultations:-**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<b>Highways Authority</b> – No observations	Noted.
<p><b>Parish Council</b> –feel that this application would be a significant enlargement to the property which would be inappropriate to a building in the open countryside.</p> <p>The dormer windows would overlook the bedrooms, living rooms and garden areas of four properties on Main Street.</p>	<p>The property would have no additional bedrooms (remaining at three in number). The bungalow would be remodelled on the ground floor and provide three bedrooms with additional bathrooms and dressing room to the upper floor along with a detached garage and rear two storey extension. The bungalow is within the village envelope and not within the open countryside.</p> <p>The distance from the bungalow to the nearest building is approximately 30 metres. One of the dormer windows would be partially obscured by the addition of the new garage and the second dormer would be aligned with the driveway to the property. The distance and lower land level of the bungalow would reduce the possibility of overlooking issues in relation to the properties on Main Street.</p>
<b>Conservation Officer</b> – has no objections and is very content that the application will improve the uninspiring design of the 1980’s bungalow and the additions will have no impact upon the Conservation Area	<p>Noted.</p> <p><b>It is considered that the alterations will visually improve the appearance of the property and therefore would enhance this part of the Conservation Area.</b></p>

**Representations:**

A site notice was posted and neighbouring properties consulted. As a result 6 letters have been received, objecting to the application on the following grounds:

<b>Representations</b>	<b>Assessment of Head of Regulatory Services</b>
Concerns that the proposals would be overbearing and would result in a loss of privacy within the rooms and gardens of houses on Main Street.	Policies OS1 and BE1 of Melton Local Plan states, amongst other things, that the development should not cause undue loss of residential

<p>There would be the potential for traffic noise and disturbance from the site during the construction of the extensions. This would also cause wear and tear on the driveway.</p> <p>The driveway is not shared by the applicant</p> <p>The number of bedrooms would be excessive and could total six.</p> <p>The height of the proposed garage would be overbearing</p> <p>The garage would be a visual intrusion to numbers 30 and 30A Main Street</p>	<p>privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity.</p> <p>It is not considered that the additional ridge height or addition of velux rooflights and two dormer windows would have any significant impact upon the properties on Main Street. The distance from the rear of number 28 Main Street to the front of 26 Main Street is over 30 metres; the land slopes downwards slightly to the south-east, thus lessening any perceived impact.</p> <p>The separate garage would have a ridge height of 4.9 metres and would obscure the view out of the dormer window to the north-east of the site. The second dormer window would look up the driveway and not directly towards number 28 Main Street.</p> <p>The velux windows would be at such an angle as to negate the opportunity to overlook neighbouring properties.</p> <p><b>The proposal is therefore not considered to have a detrimental impact on the residential amenities of adjoining properties.</b></p> <p>This is not considered to be a planning issue.</p> <p>This is not a planning issue, but a civil matter between the owners of the two properties.</p> <p>The number of bedrooms would remain the same as the existing property. The internal layout is to be remodelled and the three bedroom relocated to the first floor.</p> <p>The garage ridge height would be 4.9 metres and would house a store-room within the roof space.</p> <p>There is currently a similar garage between the garden of number 28 Main Street and the front boundary of the application site. The proposed garage would be located between this garage and the bungalow thus negating any impact it may have.</p> <p>The proposed garage would be located between an existing garage to the north-west of the site and the bungalow being adjacent to the garden area of number 30 Main Street. The garage would be “end on” to the garden area, thus having very little impact.</p> <p><b>The proposed garage is therefore not considered to have a detrimental impact on the residential amenities of adjoining properties.</b></p>
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**Other material considerations (not raised through consultation or representation)**

<b>Consideration</b>	<b>Assessment of Head of Regulatory Services</b>
<b>Design</b>	The design of the extensions would enhance the existing bungalow and update its appearance creating a more “cottage” effect. This would improve the 1980’s dated style of the bungalow.
<b>Impact on streetscene</b>	<p>The application proposes various changes to the existing bungalow. However, it is considered that there would be no impact upon the streetscene when viewed from Main Street as the bungalow is set back to the rear of another property and has its own, long driveway.</p> <p>The alterations will visually improve the appearance of the property and therefore would enhance this part of the Conservation Area.</p> <p><b>The proposal would not have an adverse impact on the streetscene.</b></p>
<b>Access and Parking</b>	There would be no additional bedrooms to the bungalow and there is more than adequate parking surrounding the site.

**Conclusion**

The site lies within the village envelope and is therefore in a location which benefits from a presumption in favour of development under policies OS1 and BE1. It is considered that the design of the additions have been well considered to respect adjacent properties and would not affect the intrinsic character of the area. The proposal would enhance the Conservation Area and it is not considered that the proposal would have a detrimental impact on adjoining properties. The proposal is therefore considered to comply with Policies OS1 and BE1 of the Local Plan and PPS5 and is accordingly recommended for approval.

**RECOMMENDATION: Approve subject to the following conditions/reasons:-**

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 of the same type, texture and colour as those used in the existing building.

**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 Karen Jensch**

**24th August 2011**