

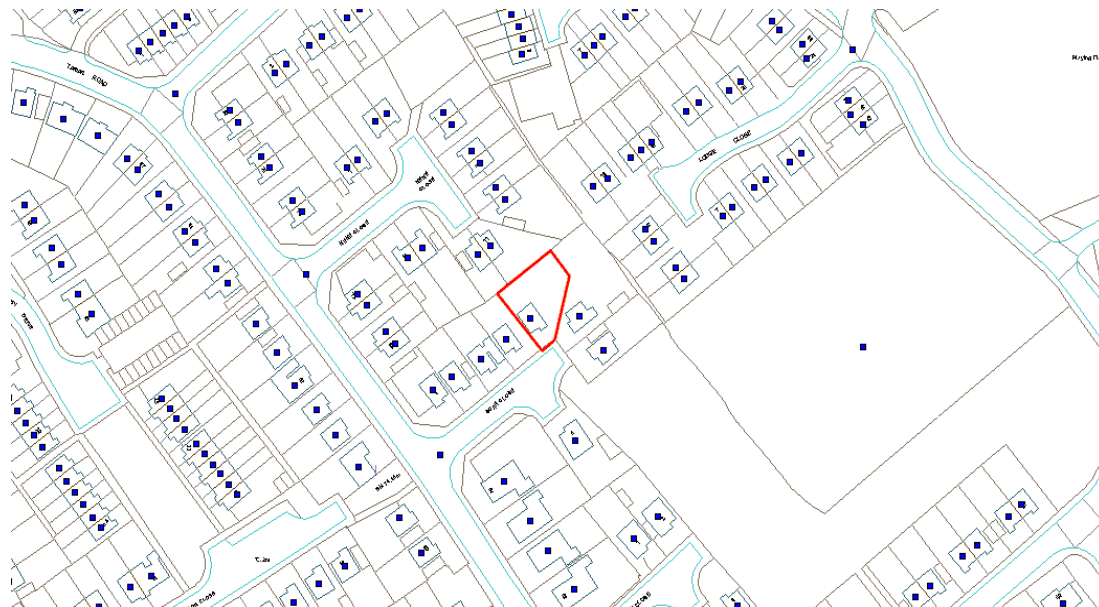
**Reference:** 11/00803/FUL

**Date Submitted:** 12.10.2011

**Applicant:** Mr N Ainge

**Location:** 5 Soar Close, Melton Mowbray, Leicestershire LE13 0HD

**Proposal:** A single and two storey extension



**Introduction:-**

This application seeks planning permission for a single and two storey extension to the side of a dwelling house within the town envelope of Melton Mowbray. The house is situated within Soar Close on a triangular shape plot towards the head of the Close, the property is a detached two storey dwelling.

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

- **Impact upon neighbouring dwellings**
- **Impact upon the streetscene**

The application is required to be considered by the Committee because the applicant is related to a member of staff.

**Relevant History:-**

There is no relevant history at the site.

**Planning Policies:-**

**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. The strategy identifies villages by virtue of a hierarchy reflecting their sustainability and, therefore, suitability for development. Melton is the largest/most sustainable settlement within the District

**Consultations:-**

Consultation reply	Assessment of Head of Regulatory Services
<b>Highway Authority:</b> No observations	Noted. There are a total of two parking spaces marked on the block plan to the front of the property, and the garage will count as an additional car parking space. Highways recommends a minimum of three parking spaces for a house with four bedrooms or more, therefore the parking and access is satisfactory and complies with highways policies.
<b>Ward Councillors:</b> No objections	Noted.

**Representations:**

Six neighbouring properties were consulted, as a result no representations have been received.

**Other material considerations (not raised through consultation or representation)**

Consideration	Assessment of Head of Regulatory Services
<b>Impact upon the streetscene</b>	The application site is to the north east of the dwelling and is set well back and down from the principal elevation. The existing house screens the view of the extension from the majority of the streetscene and <b>it is not considered that the proposal has an overbearing or dominant presence upon the streetscene</b> , in line with policies OS1 and BE1.
<b>Impact upon neighbouring properties:</b>	The proposal is stepped back and away from the principal elevation, and also the neighbouring dwelling to the east. This has the effect of ensuring that the neighbouring property does not suffer any loss of residential amenity or privacy by way of loss of daylight or sunlight.  The neighbouring dwellings to the rear of the proposal (north west) are well screened by planting on the boundary and the new window to the master bedroom is off-set from looking directly towards these dwellings, thereby ensuring residential privacy The new window on the front elevation of the extension to the en-suite will be obscure glazed and there are no windows proposed on the new side elevation. The existing windows on the side elevation will be removed by the proposed extension. The proposal is therefore deemed to comply with policies OS1 and BE1. It is considered that the proposal would have no adverse impact on

	neighbouring properties.
<b>Design</b>	The proposal is all to be built to the north east elevation of the dwelling and will have a ridge height and eaves height to match that of the existing dwelling. The proposal will however be set back from the existing principal elevation and will appear subordinate to the original dwelling. On the front (principal) elevation there will be a small single storey extension to provide a new hall and study with two windows to the front, with the new lounge to the rear with patio doors. Above there will be a new master bedroom with en-suite, with the en-suite window on the front elevation and the new bedroom window in the rear elevation. The roof will be hipped to minimise the impact of the mass of the proposal, and the latter part of the roof will be stepped down from the height of the roof of the main dwellinghouse.

### **Conclusion**

The proposal is for a modest extension to a detached dwelling house within the town envelope of Melton Mowbray where there is a presumption in favour of development. The extension has been well designed to minimise the impact upon the neighbouring properties and also the streetscene, by way of the proposal being set back from the principal elevation, with careful consideration for the location of windows. The agent has justified the requirement for the additional bedroom at the property, altering the dwelling from a three bedroom to four bedroom due to the demands of a growing family. The proposal is in accordance with policies OS1 and BE1 of the Melton Local Plan.

Therefore, for the reasons stated above the application is recommended for approval subject to the imposing of 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 of the same type, texture and colour as those used in the existing building.

The reasons for the conditions are:-

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 Sarah Legge**

**18<sup>th</sup> November 2011**