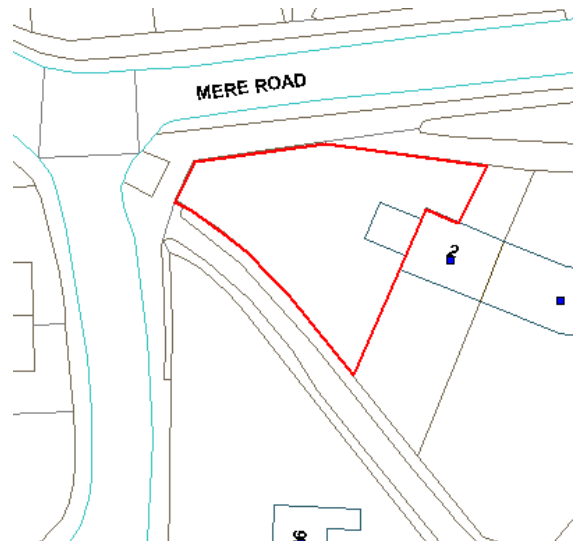


Reference: 12/00257/FUL
Date submitted: 05.04.2012
Applicant: Mr & Mrs Barlow
Location: 2 Mere Road, Waltham on the Wolds, Melton Mowbray LE14 4AL
Proposal: Installation of underground LPG tank in garden of new bungalow to be constructed as 2a mere Road re planning approval reference 11/00915/FUL



Introduction:-

The site is a triangular plot of land to the west of 2 Mere Road, Waltham on the Wolds and currently has a single storey outbuilding on site which is connected to the dwelling, and forms part of the garden to this property. Permission was granted by Development Committee on 16th March 2012 for a two bedroom detached bungalow on the site.

This proposal is for an underground gas tank to be buried in the garden of the new bungalow to supply fuel to the dwelling. Planning permission is required as permitted development rights have been removed.

This application is being presented to the Development Committee due to the previous approved application being dealt with at Committee.

Relevant History:-

11/00915/FUL – One two bedroom bungalow - APPROVED

09/00338/OUT – two 2 bedroom semi-detached properties – **REFUSED**; Appeal subsequently dismissed on the grounds:

“In the opinion of the Local Planning Authority the proposal would, if approved, result in the erection a pair of semi detached dwellings which would have an adverse impact upon the visual amenity of the

surrounding area. The dwellings would occupy a narrow plot which forms an important open feature in the streetscene and would therefore introduce an incongruous feature to the detriment of the streetscene and surrounding area. The proposal is therefore considered to be contrary to policies OS1 and BE1 of the adopted Melton Local Plan which seeks to ensure development is in keeping with the character of the locality and that development is designed to harmonise with surroundings”.

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS1 allows for development within Village Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- 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
Parish Council – No response received	Noted
Highways – No Observations	Noted

Representations:

A site notice was posted and neighbouring properties 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
Impact upon the streetscene	The proposed gas tank will be buried within the garden area and will not be visible within the streetscene. It is not therefore considered that the gas tank would have an impact upon the streetscene.
Access to the site for the tank to be refilled	As stated on the previous approved planning application (ref 11/00915/FUL) the refilling of the tank will take approximately 10-15 minutes, once or twice a year. The access track to the rear of the new bungalow will be used for this purpose and warning/safety signs will be erected during the refilling process. Melton Borough Council Property have confirmed that they have no objection to the access track being used for this purpose (email held on file). Therefore it is considered that the proposed method of refilling the tank is satisfactory.

Conclusion

The application site lies within the village envelope of Waltham on the Wolds and thus benefits from a presumption in favour of development under policies OS1 and BE1.

The proposed development is considered to be acceptable as it will not be visible in the streetscene and will not affect the amenity of occupants of existing dwellings in the vicinity. Access to the site can also easily be gained from the track running to the garages at the rear of the site and confirmation that this is acceptable has been received from Melton Borough Council Property. Accordingly the application is recommended for approval.

RECOMMENDATION:- Approve, subject to the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Contact: Mrs Sarah Legge

11th May 2012