

Reference: 12/00368/FUL
Date submitted: 14.05.12
Applicant: Mr G A Bottom
Location: 2 Main Street Wymondham LE14 2AG
Proposal: Erection of New Dwelling



Proposal :-

This application seeks planning permission for the erection of a three bedroom detached dwelling on land to the side of 2 Main Street within the Village Envelope for Wymondham. The site has been subject to a number of planning proposals for detached dwellings and this application seeks to increase the number of bedrooms to that approved to support the families need. The site sits in an elevated position adjacent a row of semi detached dwellings, which are former council housing of prefabricated construction.

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

- **Compliance within meeting the Borough's Housing Needs**

The application is to be considered by Committee due to the recommendation being a departure to the LDF Core Strategy Publication DPD and that the level of support received for the application requires the application to be considered by the development committee.

Relevant History:-

09/00330/FUL – REFUSED – Remove existing concrete cladding to all elevations and replace with red faced brickwork. It was considered that the development would have an impact upon the streetscene being in a prominent position.

09/00219/OUT – PERMITTED - Outline application for the erection of a dwelling

10/00376/FUL – REFUSED - Erection of pair of semi detached dwellings. The dwelling was considered to constitute a cramped form of development and would not be in keeping with the street scene.

11/00705/REM – WITHDRAWN – Erection of 3 bed detached dwelling.

11/00945/REM – PERMITTED – Erection of two bed detached dwelling.

Planning Policies:-

The National Planning Policy Framework was published 27th March and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- **Proactively support sustainable economic development to deliver homes and business that local areas need**
- **Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings**
- **encourage the effective use of land by reusing land that has been previously developed (brownfield land)**
- **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable**

On Specific issues relevant to this application it advises:

Delivering a Wide choice of High Quality Homes

- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
- Set out own approach to housing densities to reflect local circumstances
- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- Plan for a mix of housing based upon current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

East Midlands Regional Plan

Policy 1 – Regional Core Objectives – to secure the delivery of sustainable development within the East Midlands which includes a core objective to ensure that new affordable and market housing address the need and choice in all communities in the region.

Policy 2 – Promoting Better Design – states that the layout, design and construction of new development should be continuously improved.

Policy 3 – relates to the distribution of new development and states that development in rural areas should;

- maintain the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of the tranquillity, where that is recognised in planning documents

In assessing the suitability of sites for development priority is given to making best use of previously developed and vacant land or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village 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.

Policy H6: planning permission for residential development within Village Envelopes shown on the proposals map will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

The Melton LDF Core Strategy (Publication) Development Plan document:

The Core Strategy (CS) has been published and has come to the of a 6 week consultation period. The CS Seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations.

There are a number of policy objectives contained within the Core Strategy which apply to this proposal and will attract some weight given its close reflection to the NPPF.

CS3 Sustainable Villages:

To qualify as a sustainable village there will have to be at least three public services available to support new housing development. Wyomondham has been identified as a sustainable village and therefore is capable of supporting new infill development.

CS4 Making Effective use of Land: Supports the use of brownfield land which will assist in meeting the target of 50% of development on brownfield land by 2026.

CS5 Strategic Housing: Seeks to manage the delivery of homes to provide a balanced housing market taking into account local needs. Promoting accessible design and apply Lifetime Homes Standards where appropriate to ensure new dwellings are flexible and able to meet the housing of a wider section of society, including people with disabilities and older people.

CS12 Better Design: Seeks to ensure that the design of all development makes a positive contribution to the character of the area. New development should integrate successfully into established settlements or rural areas without harming their character, appearance or setting. It also promotes the most effective use of land having regards to the form, pattern, scale and character of the area, provide safe environments whilst protecting residential amenity; and protect important heritage assets located within the borough.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highway Authority – No objections	<p>The access and parking arrangements proposed are identical to that approved in 2011 (11/00945/REM). Conditions were imposed to ensure that adequate visibility splays and parking were to be provided.</p> <p>It is considered that there has been no change in circumstances to warrant a different outcome based on highways.</p>
Housing Policy – within the Rural East of the Borough that there is a need for additional market housing to 2011, there is a local surplus of larger family homes with additional 2 bedroom properties being particularly required to rebalance the existing	<p>Planning permission exists for the erection of dwelling on this site with a footprint of 84 square metres. This followed an outline approval which secured permission for the access only and whilst it showed an indicative footprint a condition was</p>

<p>stock. There is also a need for smaller sized dwellings such as 2 bedroom houses and accommodation suitable to meet the needs of older people. There are limited opportunities for new housing development in the rural settlements in the borough and therefore new residential developments in the area should contribute towards the creation of a mixed community and have regard to local market housing needs.</p>	<p>imposed to ensure that the dwelling would meet the local need.</p>
<p>The application seeks consent for the erection of a modest 3 bedroom dwelling.</p>	<p>A further application was submitted for a detached dwelling of 139 m² and was later withdrawn following advice that it did not meet the housing needs for the 'Rural East' part of the Borough.</p>
	<p>This current proposal seeks to erect a three bedroom property with a footprint of 110 square metres which is not considered to meet the current local housing need for the area. However the applicant has submitted a supporting statement to clarifying why they consider that the application should be received favourably.</p>
	<p>The applicant's father lives in the host dwelling, this proposal would sit in the former residential garden area to the side of the dwelling. The applicant has grown up in the village and is employed by a business based in Wymondham. He wishes to return to the village so that they may provide care for his parent. They also have a desire to raise their family in the village and would support the village primary school in the future. Whilst they currently have one child they wish to have more children in the future. Whilst these matters are not considered as a reason to grant larger dwellings contrary to the aim of the LDF Core Strategy they are nevertheless material considerations for this proposal.</p>
	<p>The site currently benefits from planning permission to erect a dwelling on the site and whilst the applicants could construct a dwelling as approved.</p>
	<p>The NPPF seeks to boost housing growth and sets out circumstances in order to deliver a wide choice of housing. The Core Strategy publication DPD closely follows the direction advocated within the NPPF. It is considered that the LDF, which seeks to re-balance the Borough's housing stock by approving development to address local need is in conformity with the NPPF. However, the NPPF states that Local Authorities should plan for a mix of housing based upon current and future demographic trends, market trends and the needs of different groups in the community, such as families with children, older people, people with disabilities, service families and people wishing to build their own homes (para. 50), meeting the requirements of sustainable development that being in context with economic, social and environmental strands.</p>
	<p>It is considered that the proposal for a modest three bedroom dwelling would not seriously add to the oversupply of large executive dwellings given that the floor space would only increase by 24m² from</p>

	<p>the extant planning permission (from 86m² to 110m²) which is a quantity that can readily be achieved through permitted development. This is a significant compromise from the previous application where a footprint of 139m² was considered excessive in this location and later withdrawn.</p> <p>The application presents a modest three bedroom dwelling and would not be harmful to the overall need to provide housing to meet the local need. The housing studies show that there is an over supply of 'large executive' housing and this proposal can not be described as such. It is considered that a reason for refusal based upon housing needs could not be supported in this instance due to the factors above.</p> <p>The development supports the aims of the NPPF in boosting housing supply. Whilst not directly in conformity with the identified housing needs for the area it is considered that the dwelling, by virtue of its size, would not unduly add to the existing imbalances in housing stock and as such refusal on this basis would be inappropriate.</p>
Parish Council – No objections	Noted.

Representations:

A site notice was posted and neighbouring properties consulted. As a result eight letters of support for the proposal has been received at the time of writing the report.

Representation	Assessment of Head of Regulatory Services
<p>The applicant and his father grow up in the village he would be close to his father providing a support network.</p> <p>Families are an important network in rural villages</p> <p>It will enable the applicant to move back to the village where he grow up and attended school and works.</p> <p>The village needs young families to keep the pre school and primary school viable.</p> <p>Families should be encouraged to the village not dissuaded to support the services.</p> <p>The village support the need to retain the younger generation to stay in the village</p> <p>The applicant is known to the community and would be an active member of the community.</p>	<p>Noted. Development opportunities in the rural villages are limited. The housing needs study was undertaken which shows that there is an over supply of large executive housing which is often beyond the reach of young families and single persons and for elderly people wishing to downsize and this is the reason behind restricting development by size. The LDF Core Strategy and NPPF support this approach in the aim of securing sustainable development.</p>

<p>Restricting them to a 2 bed room house would be unfair when they have a genuine desire to stay in the village and raise a family</p> <p>The size requested is not excessive and similar to the footprint of the adjacent semi detached dwellings.</p> <p>There have been a number of 2 bedroom properties granted in the village and this is a modest three bedroom which will ensure that a balance of new housing is maintained.</p> <p>There are currently 4 no. two bed dwellings for sale in the village, this no doubt is a reflection of the housing market as well as demand.</p>	<p>In the case of the proposed dwelling whilst it presents a three bedroom dwelling which is not supportive of the needs for the rural east it is considered that it is not so excessive that it should be refused.</p> <p>The housing stock surpluses and deficiencies referred to in the Market Analysis take into account existing housing and as such their presence is considered to be of limited relevance. These studies are intended to inform as to the nature of supply required in the future taking the current stock as the 'baseline' starting point. The objective is to meet future demands, not simply to provide a mix of choice within the market. Outline planning permission has been granted for development of 4 no. Two bed dwellings on Edmondthorpe Road but has not progress further forward to a reserved matters application. A current application is pending for a further 4 no. Two bedroom dwellings along Main Street however issues need to be resolved before a decision can be derived.</p>
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Other considerations not raised through representation.

Representation	Assessment of Head of Regulatory Services
<p>Impact upon neighbouring properties:</p>	<p>The application proposed an increase in depth to the dwelling (in comparison to the existing permission) by 300mm and the width by 1.37 m. The ridge height increases by 100mm with the eaves height remaining as approved at 4.3 metres.</p> <p>The host building is to the east of the site which is a pair of semi detached prefabricated dwellings. The access will serve both the new and existing dwelling leaving the front amenity area open. To the west of the site is the junction for Rookery Lane; the highway is set considerably lower than the application site but it is screened by large trees. A post and rail fence is shown on plan.</p> <p>To the rear of the site is residential garden to a property set back from Rookery Lane and to the front of the site is recreational site for the new village hall.</p> <p>It is considered that given the location of the proposed dwelling, coupled with the dense screening of the site that the proposal will not have a detrimental impact to any residential amenities as enjoyed by the neighbouring properties.</p> <p>No design changes (windows) are proposed to the scheme which was approved in 2011. The scheme was considered to be acceptable and that</p>

	<p>no residential amenities would be affected. This application is again considered to be acceptable as the dwelling would not have a detrimental impact on the adjoining properties.</p>
<p>Impact upon the Character of the Area :</p>	<p>The street is rural in nature with no harsh boundaries in the immediate vicinity. The application site will sit at the end of two pairs of prefabricated dwellings that benefit from extensive spacing between the dwellings. The front gardens are open and access to the dwellings is via steps: there is no vehicular access to either of the dwellings in this location. The embankment gradually increases in height further east towards the village centre. The access approved will be in place of the existing steps where the gradient is less steep. It is considered that the creation of an access along this part of the street will be prominent but it is considered that it will not appear incongruous due to being at the end of the linear form close to existing junctions.</p> <p>The dwelling is to be constructed from Red Oast Russet stock brick and reclaimed slate roof tiles. The windows and doors will be timber and stone window cills. The materials are in keeping with the village and whilst they do not match the authority built housing adjacent the site the design and construction material are not ones the authority wish to see replicated.</p> <p>The planning application proposes no changes to the design from the previous approval and only proposes an increase in the footprint. The previous approval was considered to be in keeping with the surrounding area and therefore the proposed larger dwelling is also considered to be acceptable in terms of design and its impact on the streetscene.</p>

Conclusion

The application site lies within the village envelope for Wyomdham and thus benefits from a presumption in favour of development under policies OS1, BE1 and H6. The proposed development has been designed to have a limited impact on adjoining properties, and is considered capable of reflecting the character and appearance of the surrounding area. The dwelling as proposed is not considered to support the Borough's housing needs as an open market dwelling, however, it is not so excessive in size to be harmful to the Borough's housing needs objectives and would not exacerbate the over supply of 'executive' dwellings. The NPPF seeks to support housing growth with an aim to support sustainable development. The village of Wyomdham is considered to be a sustainable village having a level of public services to support existing and future residents. Accordingly the application is recommended for approval subject to conditions.

RECOMMENDATION:- Approve subject to conditions:-

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

2. The development hereby approved shall be carried out in strict accordance with the plan drawing nos. A1-02-05-12 sheet 1 and 2 deposited with the local planning authority on the 14th May 2012.
3. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The approved landscape scheme as shown on drawing no. A1-02-05-12 sheet 1 shall be carried out before the occupation of the dwelling unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
5. Prior to occupation of the dwelling the boundary treatment as shown on drawing no. A1-02-05-12 sheet 1 shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
6. The gradient of the access drive shall not exceed 1:12 for the first 5 metres behind the Highway boundary.
7. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
8. Before first occupation of the dwelling hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.
9. Before first occupation of the dwelling, car parking provision shall be made within the curtilage of the dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.
10. Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.
11. Before first use of the development hereby permitted, the vehicular access to the site shall be provided to an effective minimum width of 4.25 metres over a distance of at least 5 metres behind the Highway boundary. The access drive once widened shall be so maintained at all times.
12. Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 4 metre control radii on both sides of the access.

The reasons for the conditions are:-

1. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)
2. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. For the avoidance of doubt; the initial proposals being considered unsatisfactory.
4. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.

5. To provide a reasonable period for the replacement of any planting.
6. To preserve the amenities of the locality.
7. To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.
8. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.
9. To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.
10. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
11. To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.
12. To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway.

Officer to contact:

Mrs Denise Knipe

19th June 2012