

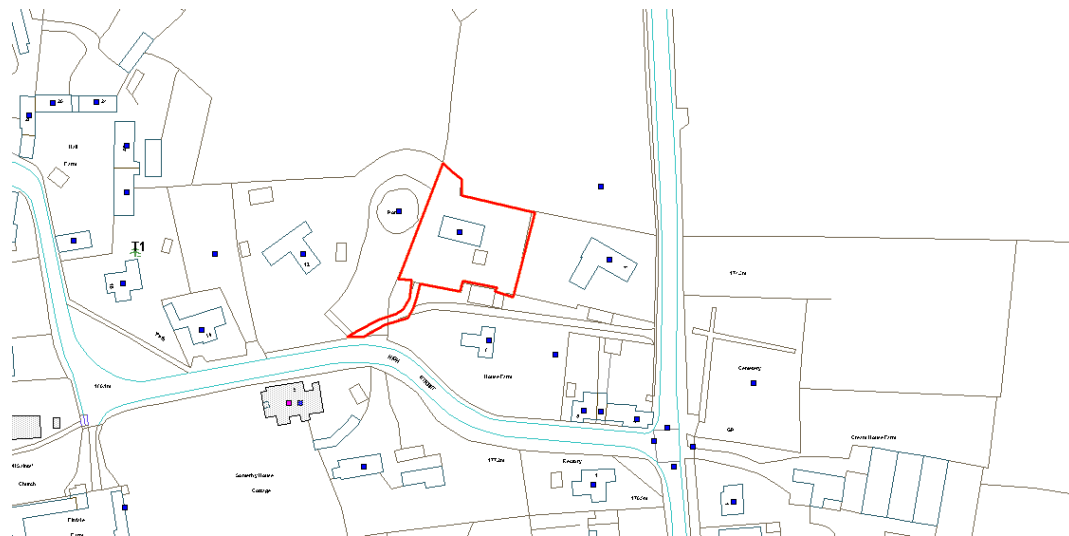
Reference: 12/00504/FUL

Date Submitted: 13th July 2012

Applicant: Mrs Gill Farrell

Location: Old Orchard 10 High Street Somerby LE14 2PZ

Proposal: Demolition of existing bungalow and detached garage and construction of two one and a half storey detached dwelling houses with off road parking and turning.



Introduction:-

The site is located off a private access road, south west of the site, north of the High Street and is within the Conservation Area and the village envelope. The village pond lies to the east and open countryside to the north. It is proposed to demolish the bungalow built in 1980 and redevelop the site for two four bedroomed dwellings. Each dwelling has an integral garage and there is ample room at the front of both plots for additional parking.

The scheme proposes two one and a half storey detached dwellings whose ridge heights are 7.4 metres for Plot 1 and 7.3 metres for plot 2, this being approximately 2 metres higher than the existing bungalow. The design incorporates dormer first floor windows, red brick quoin detailing , oak lintels above openings and facing materials in stone/render with a simple concrete roof tile.

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

- **Impact upon the Character of the Area**
- **Impact upon Neighbouring Properties**
- **Compliance within meeting the Borough’s Housing Needs**

The application is required to be considered by the Committee as it represents competing policy objectives.

Relevant History:-

None.

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- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: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.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively drive and support sustainable economic development to deliver the homes (etc) that the country needs
- Always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

In terms of the proposed replacement building in conservation terms, Chapter 12 of the NPPF ‘Conserving and enhancing the historic environment’ is relevant.

The National Planning Policy Framework (NPPF) recognises that housing should meet the needs of present and future generations (Para 10). The NPPF continues to recognise the importance for local planning authorities to understand the housing requirements of their area (Para 28) by ensuring that the scale and mix of housing meets the needs of the local population. This is further expanded in Para 50 – 53, in seeking to ensure that housing mix meets local housing need

Adopted 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 (Submission) Development Plan document:

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. Somerby 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
<p>Highway Authority: No objection,subject to conditions requiring retention of parking areas and turning and parking within the site.</p>	<p>The proposal would generate some additional traffic associated with the new dwellings, the required standard of parking can be achieved. Conditions can be placed on any approval issued to address this aspect. The proposal is not considered to have an adverse impact on highway safety.</p>
<p>Somerby Parish Council:--Object</p> <ul style="list-style-type: none"> • Overintensive development of a small site • Subject to localised flooding culvert runs adjacent to boundary. • Culvert carries all surface water from new affordable housing site and surrounding properties • Concerned at additional traffic emerging from narrow access point • Overlooks adjoining neighbours. 	<p>The redevelopment for two plots is not considered to be an overdevelopment of the site with adequate garden areas, parking and a design reflecting properties in the locality.</p> <p>No objections were received from the Water authority or Environment Agency with regard to surface water and flooding issues.</p> <p>The Highways Department have no objections subject to conditions.</p> <p>The plots have been sited to minimise any potential loss of privacy to adjoining properties. The amended plans also remove one of the dormer windows to ensure no overlooking on Plot 2.</p>
<p>Environment Agency and Severn Trent Water Authority;- No objections</p>	<p>Noted.</p>

<p>Conservation Officer:-</p> <p>The site is currently occupied by a bungalow possibly dating from the 1950's or 60's. and detached garage Both are of a very bland design and built in standard materials and as such are of little architectural merit. In that regard they do little to enhance the conservation area.</p> <p>The site is also discretely located off High Street adjacent the Horse Wash pond and enclosed to the rear by a tall stone boundary wall. In that regard only the upper storeys of the new buildings would be visible from High Street and Pickwell Road. There are other newer buildings within the vicinity and in that regard this proposal would add to that cluster of dwellings.</p> <p>In design terms the two buildings are similar and therefore complement each other. They are simple yet not bland with the dormers and quoins lifting the style.</p> <p>Subject to a satisfactory choice of materials I do not feel that these buildings will adversely affect the conservation area.</p>	<p>. Noted. The development is considered to be acceptable in design terms and their impact on the Conservation Area.</p>
<p>Housing Policy Officer: Housing Need</p> <p>David Couttie Associates conducted a Housing Market Analysis for Melton Borough Council (Housing Stock Analysis 2006-2011; 2006) which clearly demonstrated that there is a surplus of larger private market homes and a significant lack of smaller sized properties within Melton Borough. Future development has therefore to address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market. This will require a bias in favour of small units to address both the current shortfall and future demographic and household formation change which will result in an increase in small households and downsizing of dwellings.</p> <p>Within the Rural South of the Melton Borough the study indicated that there is limited need for additional market housing overall, however when looking at the local mix of properties there is a need for 2-3 bedroom older people/downsizing accommodation (such accommodation may include level access bungalows) and 3 bedroom sized family homes. The strong need for smaller market housing such as 2 bedroom houses across the borough and no local surplus would support such accommodation in this location as well. There is a surplus locally of larger family accommodation, such as executive/detached housing with 4 or more bedrooms. There are limited opportunities within village envelopes for</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 submission 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. 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>

significant new residential developments and therefore residential developments in the area should contribute towards the creation of a mixed community and have regard to local market housing needs.	
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Representations:

A site notice was posted and the application was advertised in the press. Neighbouring properties were also notified of the proposal. As a result two objections have been received.

Representation Objection/Concerns	Assessment of Head of Regulatory Services
Loss of privacy, in particular the dormers in both plots leading to overlooking and the siting of Plot 2 close to the boundary of 8 High Street.	The dormer on Plot 1 is 30 metres from the nearest part of 8 High Street which is also at a much higher level, the dormer to Plot 2 is 20 metres away and has now been replaced by a roof light. Plot 2 is located close to the boundary but there is a difference in level of approximately 2 metres and mature screening. It is not considered that there is any loss of privacy to adjoining properties.
Additional traffic using a substandard access emerging onto the village street	Highway Department have no objections
Localised flooding	Neither the Environment Agency or Water Authority have any objections to the scheme.
Visual intrusiveness and infringement of the Conservation Area.	The site is well screened from the High Street and only the roofs of the dwellings would be visible. The Conservation Officer does not consider that the development will affect the Conservation Area.
<p>Representations from the applicant (on housing need):</p> <p>1. The NPPF requires a positive approach that reflects the presumption in favour of sustainable development and we believe this proposal improves the economic, social and environmental conditions in the area where as a higher density scheme of smaller units that would otherwise conform to Housing Needs would adversely affect the character of the conservation area.</p> <p>2. The design was governed by the physical constraints of the site and its immediate surrounding properties and character of the conservation area. The proposals utilise the existing private access to the highway (no objections from Highways or County Ecology) to create a development of two detached 4-bedroom dwelling houses that compliments the size, scale and sparsely laid out character of dwellings to this part of Somerby.</p> <p>3. The site is screened from the street but also other surrounding properties by mature boundaries and also being at a lower level. The design of these two proposed dwellings respects the proximity of adjacent dwellings, specifically</p>	<p>The proposal is considered to present a balance between competing planning objectives, i.e. the desire for the physical configuration to be compatible with its surroundings (in accordance with policies OS1, BE1 etc) and the need for new development to address housing supply issues (see above references to NPPF para. 50, core Strategy Policy CS5 etc).</p> <p>It is recognised that various forms of housing to meet identified need may result in a form of development that may be out of character with the area, for example is a greater number of smaller units in say terraced form may be regarded as inappropriate for this area in design, traffic and amenity terms.</p> <p>However, it is not considered that other potential configurations that meet housing need could not be accommodated on the site without giving rise to such unacceptable affects, (for example schemes involving bungalows and/or older person's housing)</p> <p>Accordingly, on balance it is considered that whilst the development is acceptable in its physical form, it fails to meet housing need and in the absence of demonstration that this is not possible, the balance of the issues lies with</p>

<p>no.1 Pickwell Road and no. 8 High Street by ensuring generous separation distances, avoids directly outward looking windows and general scale does not adversely impact the amenity of adjacent neighbours. By comparison, we believe a higher density scheme of smaller dwellings (2/3 bed) as meeting housing needs would harm the Conservation Area, increase traffic movements and put pressure on separation distance between adjacent properties which would not be in keeping for this area of Somerby.</p> <p>4. A Housing Needs lead scheme would compromise the design, layout and density for this site to the extent it would either harm the character of the Conservation Area and adjacent existing dwellings or the development viability to build a greater number of smaller sized dwellings would not be feasible, therefore this proposal is the most suitable design for this site.</p> <p>5. A bungalow scheme would take up a larger footprint than the current proposals and would compromise the sites layout and possibly result in smaller amenity spaces and constrain separation distances to neighbouring plots.</p> <p>6. The two dwellings are flexible enough to provide for various future users, they have level access entrances, large hallways circulation spaces for easy wheel chair turning, large entrance level WC with hallway atrioms large enough to include platform lifts if required, the integral garage has the potential to convert into ground floor bedroom accommodation if required whilst maintaining ample off road parking provision.</p>	<p>housing need.</p>
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Other material considerations (matters not raised through consultation or objection)

Consideration	Assessment of Head of Regulatory Services
<p>Impact upon residential amenity:</p>	<p>The dwellings have been sited to minimise the impact on adjoining properties. The impact on 8 High Street has already been assessed , the other adjoin property is 1 Pickwell Road, a large detached bungalow which lies approximately 22 metres east of Plot 2 at its nearest point. There is a high conifer hedge between the properties and there are no overlooking windows to the rear of Plot 2.</p> <p>It is considered that there will be no impact upon residential amenities as currently enjoyed by the neighbouring residents due to the design of the dwellings and the separation distances involved.</p>

Conclusion

The application site lies within the village envelope and thus benefits from a presumption in favour of development under policies OS1 and BE1. 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; and complies with highway requirements. However, the dwellings as proposed are not considered to address the Borough’s housing needs as open market dwellings due

to its proposed size and on balance the proposal is considered to be further exacerbating the oversupply of large family dwellings. Accordingly, the proposal is recommended for refusal on these grounds.

RECOMMENDATION: REFUSE

In the opinion of the local planning authority the proposed type of houses does not address the imbalance of stock type and size of dwellings required to reflect the housing needs of the area. The Housing Stock Analysis conducted in 2006 clearly demonstrates that there is a surplus of larger private market homes and a significant lack of smaller sized properties within Melton Borough and the rural south of the Borough. Accordingly the proposal fails to contribute to a sustainable and balanced housing market and is therefore considered to be contrary to the objectives of the NPPF and the Melton LDF Core Strategy .

Officer to contact: Mr P Green

Date; 20th November 2012