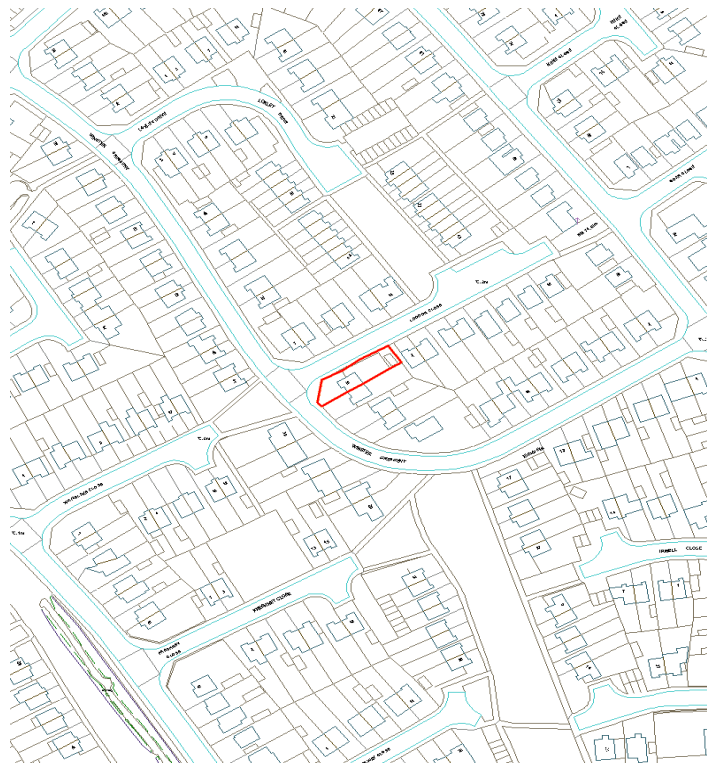


Reference: 13/00044/FUL
Date submitted: 25.1.13
Applicant: Mr & Mrs D Laxton
Location: 30 Winster Crescent, Melton Mowbray, LE13 0EH
Proposal: Single storey side extension.



Proposal :-

This application seeks planning permission for the erection of a single storey extension to the north west side of the dwelling house situated at 33 Winster Crescent, within the envelope of Melton Mowbray. The host dwelling is a 2 storey semi detached property positioned to the junction of Winster Crescent and Loddon Close. Construction materials comprise brick and concrete tiles with a detached garage and parking area to the rear accessed via Loddon Close.

It is considered that the main issues relating to the proposal are:-

- **Impact upon the Character of the Area**
- **Impact upon Neighbouring Properties**

The application is to be considered by Committee due to the applicant being a member of Council staff.

Relevant History:-

90/00144/FUL – Planning permission was granted for the construction of a bedroom extension to the front.

The small extension to the rear was previously developed in the 1980s and did not therefore require planning permission.

Development Plan Policies:

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.

Melton LDF (Publication) Core Strategy:

CS22 Better Design - States amongst others, that we ensure that all development makes a positive contribution to Melton, Melton Mowbray, the individual villages and Melton's countryside will be places known for new developments of high quality and inclusive design.

New development will be designed to:

- Make the most effective use of land having regard to the form, pattern, scale and character of the area;
- Provide safe environments and protect residential amenity; and
- Protect important heritage assets located within the Borough.

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:

- deliver development in sustainable patterns and
- re-using brownfield land.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

On Specific issues it advises:

7. 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.

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)

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highway Authority: Have made no objections	Parking facilities remain unchanged within the site. It is not considered that the proposal would have a detrimental impact on highway safety.
Ward Councillor: Have made no observations	Noted.

Representations:

The consultation was publicised by way of a site notice being posted at the entrance to the site and 8 neighbouring properties were informed by letter. To date no letters of representation have been received.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Policy Considerations: The site sits within the Town envelope where residential development is supported. Policies OS1 and BE1 seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with.	The proposal to erect a single storey side extension positioned within the residential curtilage, having a ground floor area of 14.52m ² with a maximum height to ridge of 3.4 m, to provide an extended kitchen and new ground floor WC. Although the plot is a corner prominent location the proposal will be positioned behind a 1.8 metre boundary fencing, to that of Loddon Close, it is envisaged that the majority of the extension will be screened leaving the softened hipped roof line visible above the fence.
Scale and Design	The extension is considered subordinate and massing to that of the host dwelling, in keeping by design and construction materials, with a hipped roof to the front and rear creating a softened appearance to that of the streetscene and the neighbouring property. The proposal is suitable

	<p>principally in terms of size, scale, being subservient as well as aesthetically being in keeping with the host dwelling.</p> <p>It is considered that the applicant has taken into consideration the policies OS1, BE1 and The NPPF ensuring that the proposal will further enhance while being sympathetic and is therefore considered to satisfy the above criteria.</p> <p>It is considered that the NPPF is not in conflict with the provisions of the development plan which seek to restrict housing within existing settlements and to safeguard the character of the area and to not have a detrimental impact upon existing residential amenities.</p>
<p>Impact on Residential Amenity</p>	<p>The proposal is of a size, location and orientation not considered to be to the detriment to the neighbouring property, or cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity and is therefore considered to comply with the said policy of the Melton Local Plan and the NPPF.</p>

Conclusion

The application site lies within the Town envelope and thus benefits from a presumption in favour of development under policies OS1 and BE1. The proposed development has been designed to have limited impact on adjoining properties, and is considered capable of reflecting the character and appearance of the surrounding area; and complies with highway requirements. Accordingly, the proposal is recommended for approval subject to conditions.

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.
2. The development hereby permitted shall be carried out in strict accordance with plan drawing no. A1-25-01-2013 submitted on the 25th January 2013..
3. 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. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.

Contact: Deborah Dowling

Date 4th March 2013