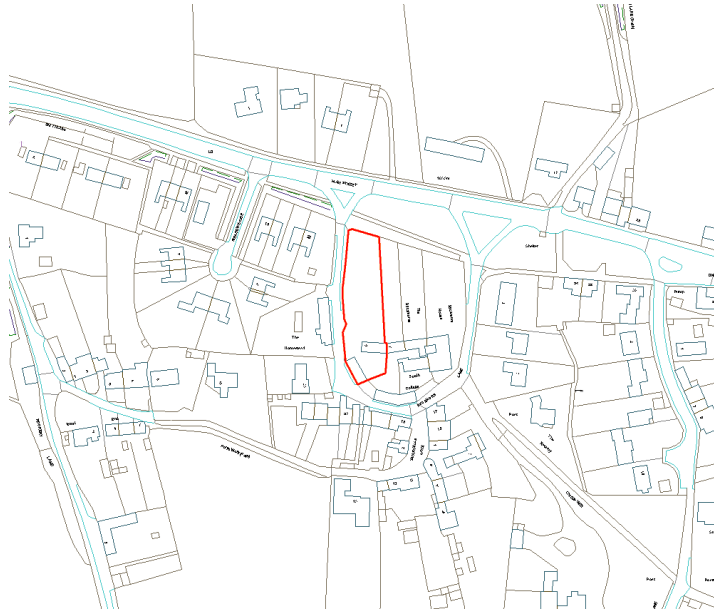


Reference: 11/00428/FUL
Date Submitted: 07.06.11
Applicant: Mr and Mrs D Entwistle
Location: Pinetree House 8 Sycamore Lane Wymondham
Proposal: Single storey side extension and car port (resubmission of 11/00218/FUL)



Introduction:-

The application relates to an existing dwelling lying within the designated Conservation Area and village envelope for Wymondham. The dwelling is a two storey dwelling constructed from Iron stone and brick with outbuildings to the rear which form the rear boundary treatment around the crescent of Sycamore Lane. The area consists of a mixture of age, size and style of dwellings built of a variety of construction materials. The application proposes a single storey extension to the side of the dwelling linking the host building with the outbuildings which are to be converted for habitable use. A timber car port is also proposed in the front garden. The front garden is designated as a Protected Open Area and all tree species are covered by an Area Tree Preservation Order.

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

- **Impact upon the character of the Conservation Area**
- **Impact upon neighbouring properties**
- **Compliance with policy**

The application is being presented to the Development Committee due to the previous application being refused by the committee.

Relevant History:-

01/00094/FUL –planning permission refused for two storey extension to form new lounge and bedroom and dismissed on appeal.

01/00487/FUL – Planning permission refused for single storey extensions to form new lounge study and cloakroom

08/00519/TPOCM Consent granted by LCC for Crown lift 1 beech tree by 5 metres and crown thin by 10%, Fell Holly tree.

09/00078/TCA Consent granted to fell 1 Conifer tree

11/00218/FUL – Planning permission refused by the Development Committee on the 25th May 2011 for a 1 ½ storey extension linking the host dwelling with the outbuildings and car port. The proposal was considered to affect the visual outlook of neighbouring property.

Planning Policies:

PPS1 ‘Delivering Sustainable Development’ – The guidance sets out the government's planning policies on delivering sustainable development through the planning system. It advocates development which reduces the need to travel and encourages accessible public transport provision to secure more sustainable patterns of transport development. It states that planning should focus development in existing centres and promote the more efficient use of land through higher density and the use of suitably located previously developed land and buildings. The Statement also outlines the Government’s commitment to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas.

PPS3 Housing - provides central government guidance for residential development. The general thrust of this policy is that development should be focused in accessible locations and that brownfield land should be developed in preference to greenfield land releases. It states that housing development should be of high quality housing that is well-designed and built to a high standard. A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.

PPS5 ‘Planning for the Historic Environment’ outlines the Government's policies for effective protection of all aspects of the historic environment. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government’s objectives for planning for the historic environment seek to recognise that heritage assets are a non-renewable resource, recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term and wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation.

PPS7 ‘Sustainable Development in Rural Areas’: promotes sustainable development as the core principle underpinning land use planning. It reiterates the objectives in PPG13 regarding modes of travel and that new building development (including residential) in the open countryside away from existing settlements, or outside areas allocated for development should be strictly controlled. All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. It includes encouragement of the re-use of buildings that are appropriately located and suitably constructed for commercial purposes as part of the approach to encourage and diversify the rural economy and suggests that residential conversion may be acceptable for some buildings.

PPG 13 ‘Transport’ - A main objective seeks to reduce the need to travel, especially by car. With regard to rural areas, the guidance makes clear that jobs, shopping, leisure facilities and services are primarily sited at the most accessible locations in the local area. In determining the appropriate strategy for employment in rural areas, the guidance says that it is important to

consider the scale, impact and likely catchment area of development, and that the larger the number of staff employed on site, the greater the need to ensure the development is accessible by public transport, walking and cycling.

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 have a significantly adverse effect on the historic built environment or buildings and structures of local importance.
- 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.

Policies BE12 allows for development within designated Protected Open Areas providing the proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area.

Melton LDF Core Strategy: seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough and expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations. Identifies villages by virtue of a hierarchy reflecting their sustainability and, therefore, suitability for development.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority – No objections subject to the access, parking and turning facilities complying with current Highway standards.</p>	<p>There is an existing access from Sycamore Lane which allows off street parking. The proposal seeks to provide undercover parking which at present there is none. A timber frame two bay car port is proposed. It is considered that the access, turning and parking provisions can be met to the standards of the Highways Authority and condition can be imposed to secure.</p> <p>It is not considered that the proposal would impact on highway safety. There have been no changes proposed by this amended application.</p>
<p>Wymondham and Edmondthorpe Parish Council –No objections. Would not want to see overspill of cars from the site parking on the grass verge at the junction of main street.</p>	<p>Ample parking will still be available within the confines of the site.</p>
<p>Conservation Officer: No objections to the amended proposal.</p> <p>The building is the end one of a ‘terrace’ of three properties and the proposed extension will in effect serve to elongate the terrace being built on the same axis. It is a subservient addition, built in matching materials and in the same simple style which reflects the host dwelling. Another aspect of the proposal is to construct a simple single storey link building, again in matching materials, to join the new extension to the existing outbuilding range.</p>	<p>The site lies within the Conservation Area which is considered to be a Heritage Asset of significance as advised within PPS5. Therefore development is required to be of a high standard and should enhance and preserve the Heritage Asset. The development proposal has been amended from that considered previously by the committee and presents a simple single storey extension using construction materials that are typically found in the village of Wymondham. The dwelling and outbuildings are highly visible due to be located side on to Sycamore Lane which runs around the side and rear boundary of the site.</p>

<p>The existing outbuildings appear to be former stables that have been altered by the introduction of modern doors etc. the proposal is to alter the front face of the range by changing the doors and window openings which the Conservation Officer considers a neutral change that will neither enhance nor detract from the building. As this aspect overlooks the main house and will be unseen from beyond the site The Conservation Officer has no particular concerns and does not object to the insertion of a third window into the roadside elevation.</p> <p>The car port will be located within the Protected Open Area but will be largely screened from view from the mature trees in the garden there no objection to the car port has been received.</p>	<p>The extension will have an overall height of 5 metres sloping to 2.45 metres at eaves. It will present a gable end to the highway spanning the width of the dwelling, follow the existing pitch slope of the main roof and have a chimney to match those on the host building. The extension will span 4.9 metres. A single storey link is proposed to link the extension to the existing outbuilding which has already been part converted to domestic ancillary use. It is proposed to construct the extension in red brick to match those used on the outbuilding. The dwelling is a mixture of stone and brick and the materials proposed are acceptable subject to samples being submitted for final approval.</p> <p>The proposal is considered to preserve the character of the Conservation Area in this part of Wymondham.</p>
<p>Leicestershire County Council Archaeologist:</p> <p>No objection as it is considered that no archaeological work is required as part of the scheme. The works described appear to be on a small scale and as such below ground remains are unlikely to be affected by the works.</p>	<p>Noted.</p>

Representations:

A site notice was posted and neighbouring properties consulted. As a result one representation has been received.

Representation	Assessment of Head of Regulatory Services
<p>Impact upon residential amenities of occupiers at no. 37 Sycamore Lane.</p> <p>The amended proposal would still visually impact upon the living room window due to being visible over the boundary wall and still bringing the built form closer to the boundary.</p> <p>Committee members have been into the living room and refused the proposal on having an impact upon residential amenities – the amended proposal will still affect the visual outlook from the sitting room window and represents no change to the decision made previously.</p>	<p>The application site is located opposite no. 37 and the existing dwelling currently has a blank two storey gable set back from the boundary by approximately 8 metres. The boundary treatment consists of a tall mature hedge to the north and a 2.1 metre high brick wall to the south, merging into the brick outbuildings which then continue around the boundary treatment along the lane. The amended proposal has reduced the scale and mass of the proposed extension taking into account the recent refusal.</p> <p>The proposed extension has been reduced in width which steps the extension further away from the boundary wall leaving a separation distance of 2.3 metres (previously 2 metre separation). The extension will have a maximum height of 5 metres (previously 6.4 metres); sloping to an eaves height of approx 2.45 metres (previously 3.7 metres) and no windows are proposed in the end elevation.</p> <p>No. 37 sits opposite the application site, across the highway and is located further along to the north of the application site, presenting a staggered arrangement on plan. The separation distance from the corner of the rear elevation of no. 8 and the corner of no. 6 currently stands at</p>

<p>The width of the lane is no more than the width of a private driveway. The proposed extension would be closer to the lane which would become cramped between two structures.</p>	<p>approximately 16 metres; this will be reduced to approximately 9 metres (previously 8 metres). There are a number of small square windows facing the highway, which have been stated to serve habitable rooms; a dining room and sitting room. The objection relates to loss of residential amenity due to visual impact.</p> <p>The amended proposal has been sufficiently reduced to overcome the previous refusal. The scale and mass is acceptable and complies with policy OS1 and BE1 of the Development Plan.</p> <p>No issues have been raised regarding the car port which will sit behind the high hedge across from no. 37. It is proposed to have an eaves height of 2 metres sloping to ridge height of 4.4 metres it will be barely visible from outside the confines of the site.</p> <p>Sycamore Lane is an area within Wymondham which is of high residential density with many of the dwellings sitting on the back edge of the highway facing onto each other. The proposal is considered to have some visual impact in bringing the resulting development closer to the boundary, however, the dwelling is already subject to a degree of loss of light due to the original buildings shadowing the property due to the location of the dwellings, in relation to the rising and setting of the sun.</p> <p>It is considered that the impact from the proposal will not exasperate the situation any more than existing arrangement due to the location and scale of the proposed extension. The proposed extension is considered to not be obtrusive or have an overbearing presence for reasons given above.</p>
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Other material considerations (not raised through consultation of representation)

Considerations	Assessment of Head of Regulatory Services
Impact upon residential amenities:	<p>To the east of the application site is an adjoining dwelling. It is considered that there will be no impact upon the residential amenities due to the proposed work being at the end of the row of terraced properties. To the north is residential garden whilst to the south is a row of smaller cottages. The existing rear elevation of outbuildings faces out to these properties due to siting on the boundary. The proposed 1 ½ store extension is considered to be acceptable and to not create any impact upon these properties due to the separation distance.</p> <p>The proposal is not considered to adversely impact on the amenities of adjoining properties.</p>
Impact upon the Protected Open Area designation:	<p>The Protected Open Area (POA) forms the front residential garden area where there are a number</p>

	<p>of mature trees planted which are subject to an area Tree Preservation Order. The proposal does not affect any trees and none are to be removed to construct the car port. Policy BE12 allows for development within a Protected Open Area providing the proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area. The car port will be located within this area and due to its associated use with the host building, construction materials and design it is considered that the proposal will have little impact upon the Protected Open Area and is considered to comply with Policy BE12 of the development plan.</p>
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Conclusion

The application seeks planning permission for a single storey extension to an existing dwelling within the village envelope and designated Conservation Area. The proposal has been amended to overcome previous grounds for refusal. The proposal would be highly visible due to the application site being bound by Sycamore Lane to the west and south of the site. The area to the front has a designation of a Protected Open Area and the trees are all subject to a Tree Preservation Order, it is therefore considered that the site contributes significantly to the character of the area and thus enhances the Conservation Area. For development to be acceptable in this location careful consideration to design is required. It is considered that the proposal has been carefully thought out and through linking the dwelling to the outbuildings this ensures that the long term future of the outbuildings will be secured. The proposal is considered to preserve the character of the Conservation Area in this part of Wymondham. Policies OS1 and BE1 support development in this location providing; amongst other criteria, that the character of the area would not be unduly affected and residential amenities not impacted upon to a detrimental level. The proposal has been given due consideration taking into account the objection received and through reasons stated above the amended proposal is considered to be acceptable and will not have any adverse impacts upon neighbouring properties and accordingly the application is recommended for approval.

RECOMMENDATION: Permit subject to conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. 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.
3. No windows shall be installed on the west elevation unless otherwise agreed in writing by the Local Planning Authority.

Reasons:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
3. In the interest of safeguarding residential amenity.

Officer to contact:

Mrs Denise Knipe

7th July 2011