

Committee Date : 1st July 2010

Reference: 10/00405/FUL

Date Submitted: 10th March 2009

Applicant: Mr C Wilkinson

Location: 21 New Road, Burton Lazars, Melton Mowbray LE14 2UU

Proposal: Extend outbuilding in rear garden

Introduction:-

The application site is occupied by a semi-detached two storey dwelling with an outbuilding in the rear garden. The site is within the village envelope of Burton Lazars and has off road parking for 2/3 vehicles plus a single garage. The rear garden is bounded to the North East by the single storey garage, to the North West by a wall approximately 1m high with planting above (raised ground level) and to the South West by the existing outbuilding and a wall approximately 2m high.

The proposal is to extend and improve the existing outbuilding to provide a family room and utility area. The outbuilding will be extended to the north west by 2.25m to provide the utility area which will measure 2.8m across. The family room will be formed mainly from the existing outbuilding which will be extended to the north east by a further 0.7m. On the proposed south east elevation there will be a total of two windows, with a conservation roof light above and the proposed north east elevation will have 3 sliding doors/windows to the family room and a window to the utility area. There will be no windows on the north west elevation. The eaves and ridge heights of the building will be the same as the existing outbuilding at 2.2m and 3.7m respectively.

The application is reported to the Development Committee as the applicant is a member of staff.

Relevant History:-

There is no relevant history.

Policies & Guidance:-

Melton Local Plan (saved policies)

The site is located within the village envelope of Burton Lazars as defined within the saved Melton Local Plan. As such the proposal should be considered against policies OS1 and BE1 of the Plan. The policies allow for development within the village envelope 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.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highways Authority – No observations	The proposed development is at the rear of the dwelling and will not impact upon parking arrangements at the site. There is currently off road parking available at the site for two to three vehicles, plus a single garage. Accordingly the proposal is considered acceptable.

Representations:

Neighbouring properties have been consulted, as a result no representations have been received to date however the consultation period does not expire until 1st July 2010.

Other material considerations (not raised through consultation or representation)

Policy position:	<p>The application is located within the village envelope for Burton Lazars where there is a presumption in favour of development in the Local Plan under policies OS1 and BE1.</p> <p>The Preferred Options for the Core Strategy seeks to meet future housing needs by providing and protecting the right type of housing needed to meet identified needs. Melton has been identified as possessing sufficient larger house types but a shortfall in smaller sizes. The proposal would not result in an increase in bedroom numbers and is not considered to influence the balance of the housing stock.</p>
Impact on Streetscene:	The proposal involves an extension to an outbuilding at the rear of the dwelling to form a garden room and utility area. The proposal is within the rear garden of the property which is not visible from the streetscene, therefore there is no impact.
Impact on Residential Amenity:	The location of the proposal in the rear garden is overlooked by the neighbouring dwelling to the south west, principally from one 1 st floor window. This window is located approximately 8m from the application site. This distance ensures that although they partially overlook the site there is no overbearing impact upon this neighbour. The neighbours to the north west and north east of the site have no windows overlooking the site and are a reasonable distance from the proposal. The impact of this proposal on residential amenity is low. It is not considered that the proposal would have a detrimental impact on the amenities of adjoining properties.

Conclusion

The application site lies within the village envelope of Burton Lazars and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal is acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the

residential amenities of neighbouring properties or highway safety. Accordingly the application is recommended for approval. The deadline for consultation is the 1st July and in order to allow for any comments to be received and considered for a period after the committee date it is requested that delegated powers be granted to officers.

RECOMMENDATION: - Delegate to permit, subject to no representations of objection being received on the application before the 8th July 2010, and subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 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.

Reasons :-

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory standard of external appearance.

Officer to contact: **Mrs Sarah Legge**

18th June 2010