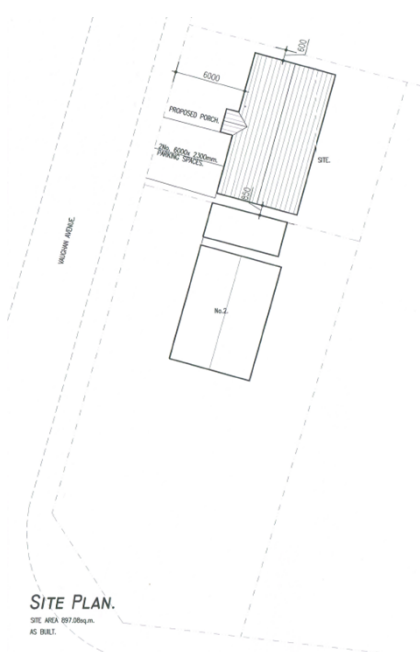


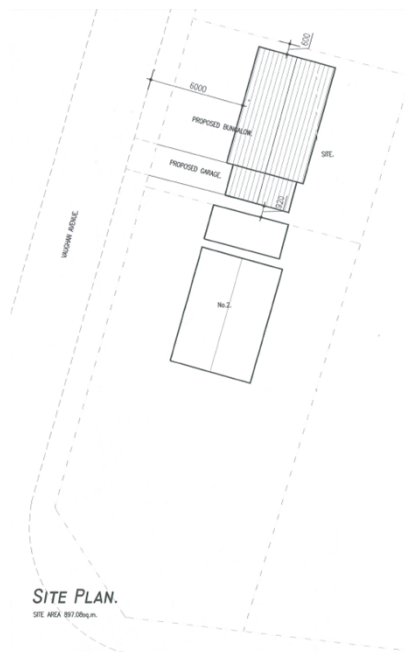
## 20/00466/FULHH Retrospective application to regularise amendments to approved plans relating to planning approval 18/01088/FUL. 2 Vaughan Avenue Bottesford NG13 0EF

<b>Corporate Priority:</b>	3: Delivering Sustainable and Inclusive Growth in Melton
<b>Relevant Ward Member(s):</b>	Bottesford : Councillor Pru Chandler Councillor Donald Pritchett
<b>Date of consultation with Ward Member(s):</b>	10 March 2021
<b>Exempt Information:</b>	No

### 1 Summary

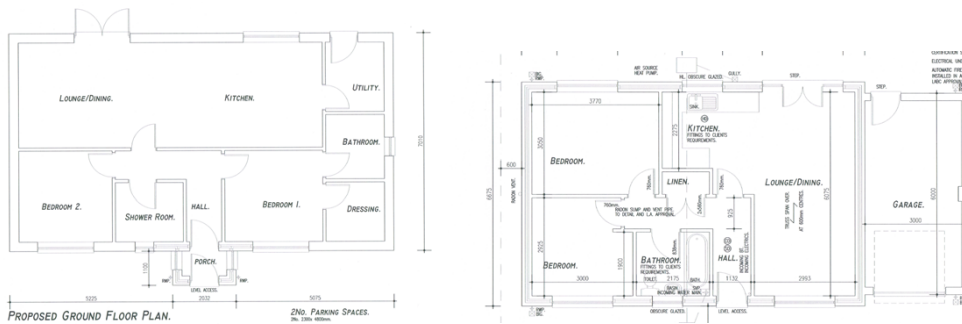


Proposed



Approved

- 1.1 The application site is to the north of 2 Vaughan Avenue. The site is located to the east of Bottesford village centre. The site was previously part of the curtilage of number 2 Vaughan Avenue. The bungalow was approved under application 18/01088/FUL.
- 1.2 This is a retrospective application for amendments to the design of the dwelling approved under application 18/01088/FUL.
- 1.3 The amendments are:
  - Addition of a porch,
  - reconfiguration of the internal layout,
  - alterations to the window and door arrangement,
  - amended footprint, and
  - garage enlarged by increasing the ridge height in line with the rest of the roof and extension of the front and rear elevations of the approved garage by 350mm to be flush with the rest of the wall.
  - Internal garage space changed to living space.



- 1.4 Measurements were taken on site and it was found that there were some discrepancies with the plan that was submitted originally.
- 1.5 Amended plans were received 01.03.2021 comprising of: Alteration to dimensions resulting in a reduced footprint which is 0.7m<sup>2</sup> less in area than the plan originally submitted. Alterations also take into account the differing ground levels within the site.
- 1.6 Dimensions on the amended plan comply with those measured as built on site. It was also requested that the measurement of the width of the access to the rear between the south elevation and the boundary fence was taken with regard to bin storage to the rear. This measurement is 700mm at the point where there are down pipes on the wall. Standard wheelie bin width is 600mm.

**RECOMMENDATION**

- 1. It is recommended that the application is approved subject to conditions as set out in Appendix C**

**2 Reason for Recommendations**

2.1 The principle of residential development is established and the amended plans are considered to propose a design that is in keeping with the area and would not have a significant adverse impact on neighbouring residential amenity or highway safety.

### 3. **Key Factors**

#### 2.1 **Reason for Committee Determination**

2.2 The application is required to be presented to the Committee due to receiving more than 10 letters of objection contrary to the recommendation.

#### 2.3 **Relevant Policies**

2.3.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.

2.3.2 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.

2.3.3 The Neighbourhood Plan for Bottesford is currently at the Examination stage.

2.3.4 Please see Appendix E for a list of all applicable policies

#### 2.4 **Main Issues**

2.4.1 The main issues for this application are considered to be:

- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on highways and parking

### 4. **Report Detail**

#### 2.1 Position under the Development Plan Policies

2.1.1 Policy D1 of the Melton Local Plan states that proposals should be designed to reflect the wider context of the local area and respect the local vernacular, amenity of neighbours and neighbouring properties should not be compromised, appropriate provision should be made for the sustainable management of waste and adequate provision should be made for car parking.

2.1.2 The Neighbourhood Plan for Bottesford is at the Examination stage following the Regulation 16 consultation, therefore limited weight is given to the policies of the Neighbourhood Plan.

2.1.3 Policy 8 of the Neighbourhood plan states that proposals should be of a high design quality, and respond to the character of the surrounding area and neighbouring properties, demonstrate sensitive positioning within the plot and be of such scale and form as to not dominate neighbouring properties or the streetscape. The proposal should provide safe access, parking and servicing arrangements (including bin storage).

2.1.4 Other material considerations include the NPPF.

#### 2.2 **Principle of Development**

2.2.1 The principle of residential development is established by virtue of the original permission.

#### 2.3 **Impact upon the character of the area**

- 2.3.1 The addition of a porch to the front elevation adds an element of interest to the design and appearance of the dwelling. The replacement of the garage door with a window is considered to be an acceptable alteration to the approved plan visually.
- 2.3.2 The minor enlargement of the building is of a nominal scale and it therefore considered acceptable in terms of the visual impact and impact on the streetscene. The design overall is considered to be in keeping with the character of the surrounding area.
- 2.3.3 Although the tarmac hard surface which has been installed to the front of the dwelling is not as detailed within the approved plan, i.e. grassed area and block paving, there are no conditions on approval 18/01088/FUL which remove the permitted development rights for the provision within the curtilage of a dwellinghouse of a hard surface, or the replacement in whole or in part of such a surface provided that provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. A drainage channel is in place for this purpose. There are no conditions requiring the landscaping detail to be maintained or retained.

**2.4 Impact upon residential amenities**

- 2.4.1 The amenity of the neighbour to the southeast is not considered to be affected by the amended window arrangement. The approved plan consists of three openings to the rear and a garage door, there are two openings and a utility room door on the amended plan to the same elevation. The additional window to the south elevation is a small obscurely glazed window.

Proposed:

Approved:



**2.5 Highway Safety**

- 2.5.1 There are two off road parking spaces provided to the front of the dwelling. The dimensions of the spaces are in compliance with the requirements of Leicestershire Highway Design Guide.

**3 Consultation & Feedback**

- 3.1 Parish Council, Ward Councillors and Highways were consulted.
- 3.2 12 letters of objection have been received as a result of neighbour consultation.

**4 Financial Implications**

- 4.1 None

**Financial Implications reviewed by: Insert Reviewer (S151 or deputy)**

**5 Legal and Governance Implications**

**Legal Implications reviewed by: Tom Pickwell**

**6 Background Papers**

6.1 18/01088/FUL Construction of 2 bedroom bungalow with single garage. Permitted  
16.11.2018

## 7 Appendices

A: Consultation responses

B: Representations received

C: Recommended conditions

D: Applicable Development Plan Policies

E: Site Photographs.

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<b>Chief Officer Responsible:</b>	Jim Worley, Assistant Director for Planning and Delivery
<b>Chief Officer Contact Details:</b>	01664 502359

### Appendix A : Summary of Statutory Consultation Responses

**Ward Members:** No comments

**Parish Council:** The Parish Council discussed this application at its recent meeting and voted unanimously to object to this retrospective application until it could be ensured that the plans are correct and fully reflect what is on site. With this assurance from MBC the PC would be happy to reconsider the proposal.

**LCC Highways:** There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.

### Appendix B : Summary of Representations received

- Not in accordance with the original approved plan
- Out of character with surroundings
- Cramped development – difficulty accessing the rear.
- Increased loss of privacy
- Oppressive alterations to no. 2 Vaughan Avenue
- Unsightly asphalt parking area
- Objection to retrospective nature of application
- Concern re. compliance with Building Regulations
- Building not in proportion to size of plot.

- Access width for bin storage to rear.
- Dangerous position.

## **Appendix C : Recommended Conditions**

1. The development hereby permitted shall remain in accordance with the submitted drawings: Site Plan HN/095/101B, Ground Floor Plan HN/095/102B and Elevations HN/095/103B received by the Local Planning Authority on 01.03.2021

Reason: For the avoidance of doubt.

## **Appendix D : Applicable Development Plan Policies**

### **Melton Local Plan**

D1 – Raising the standard of design

### **Neighbourhood Plan**

Policy 8 - Ensuring High Quality Design

## **Appendix E : Site Photographs**



