



**Melton
Borough
Council**

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Planning Committee

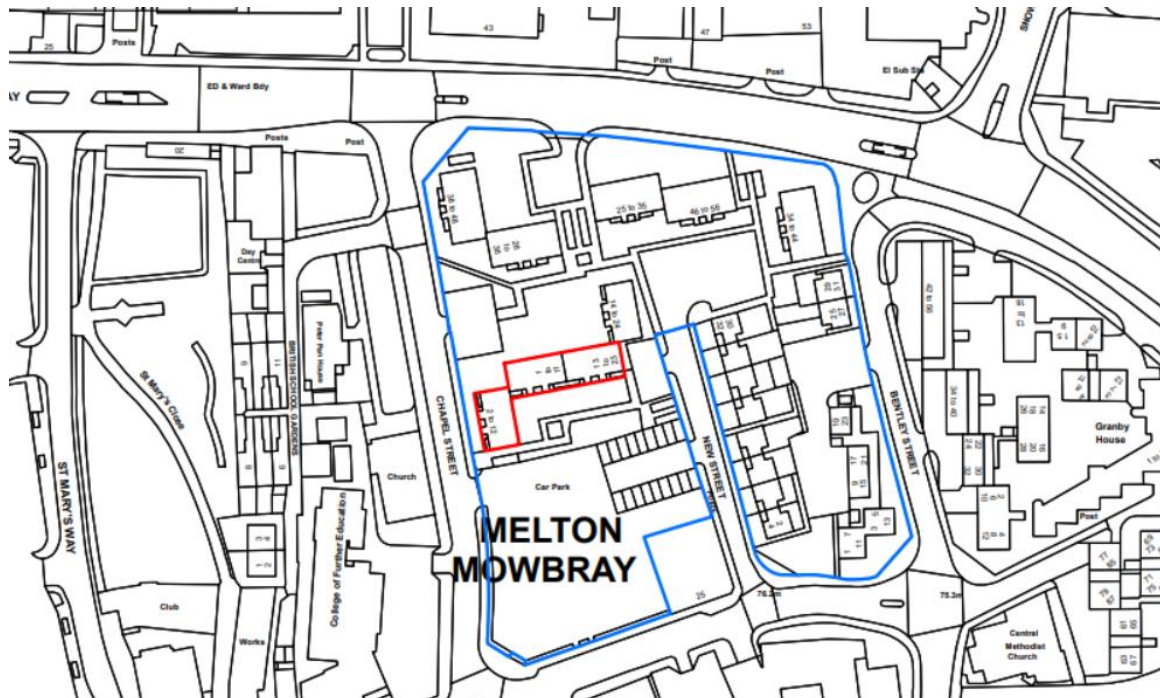
15 September 2022

Report of: Assistant Director for Planning

22/00705/FUL - Raising the roof at Flats North of Car Park, Chapel St, Melton Mowbray

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| Corporate Priority: | Delivering sustainable and inclusive growth in Melton |
| Relevant Ward Member(s): | Cllr Rob Bindloss |
| Date of consultation with Ward Member(s): | 15 June 2022 |
| Exempt Information: | No |

1 Summary



- 1.1 The application relates to a block of flats situated to the east of Chapel Street, Melton Mowbray. The apartments are relatively modern in appearance (late 1960's/early 1970's) and do not have any architectural merit.
- 1.2 To the south of the application site is Chapel Street car park, block of flats (similar to the application site) to the north and residential properties to the east. To the west is the United Reformed Church and this is a Grade II Listed Building.

| RECOMMENDATION(S) |
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| <p>1. It is recommended the application is APPROVED, subject to: (i) Conditions as set out in Appendix B</p> |

2 Reason for Recommendations

- 2.1 The overall increase in height is minimal being approximately just 0.17m and it is considered that the proposal would have no undue detrimental impact to the character of the area, nearby heritage assets or to neighbouring residential amenity.
- 2.2 The proposal would not detract from the setting of the adjacent listed building given the minimal impact the increase in height of the roof would have.
- 2.3 The proposed works would incorporate increased and improved roof insulation in order to comply with Policy EN9 of the Melton Local Plan and the current U-values under Part L (Conservation of Fuel and Power) of the Building Regulation/Building Act
- 2.4 The proposed development would therefore accord to Policy D1 and SS1 of the Melton Local Plan and the overall aims of the National Planning Policy Framework 2021.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 The applicant is Melton Borough Council. The application requires consideration by the Committee as it is submitted by the Council for its own development, (Constitution Chapter 2, Part 9, 'Planning Committee functions and procedures').

3.2 Relevant Policies

- 3.2.1 Policy SS1 Presumption in Favour of Sustainable Development
- 3.2.2 Policy EN9 Ensuring Energy Efficient and Low Carbon Development
- 3.2.3 Policy EN13 Heritage Assets
- 3.2.4 Policy D1 Raising the Standard of Design

3.3 Main Issues

- 3.3.1 Impact on the Character of the Area
- 3.3.2 Impact on Neighbouring Residential Amenity
- 3.3.3 Impact on Heritage Assets

4 Report Detail

4.1 Position under the Development Plan Policies

4.2 Policy SS1 states that ‘the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

4.3 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

4.4 Principle of Development

4.4.1 Policy EN9 (Ensuring Energy Efficient and Low Carbon Development) states that “retrofitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it does not harm heritage assets or their significance and protects the character of conservation sites”. The proposal is to raise the roof of an existing late 1960’s early 1970’s block of flats, that are located outside of the Melton Mowbray Conservation Area. It is considered that the proposal would accord with Policy EN9 of the Melton Local Plan.

4.4.2 Policy D1 (Raising the Standard of Design) states that “new development should be sympathetic to the character of the area and have neighbouring amenity is not to be compromised”. The proposal consists of marginally raising the existing flat roof of the apartment block. The materials proposed would closely match the existing building. It is considered that the proposal would accord with Policy D1 of the Melton Local Plan.

4.4.3 Overall, it is considered that the proposed development would be acceptable in principle subject to weighing it against the material planning considerations set out below.

4.5 Impact upon the character of the area

4.5.1 Policy D1 (Raising the Standard of Design) states that all development proposal must be sympathetic to the character of the area. Given the nature of the proposed development it is considered that the proposal would have no further impact on the character of the area to what already exists. The materials proposed would closely match the existing property and the increase to the flat roof would be considered minimal. Overall, it is considered that the proposal would accord with Policy D1 of the Melton Local Plan.

4.6 Impact on heritage assets

4.6.1 It is noted that there is a Grade II Listed Building to the west of the application. Given the nature of the development, it is considered that that the proposal would not have a detrimental impact on the setting of an adjacent listed building. The conservation officer has raised no objections to the scheme. It is considered that the proposal would accord with Policy EN13 (Heritage Assets) of the Melton Local Plan.

4.7 Impact upon residential amenities

4.7.1 Given the marginal increase in overall height, it is considered that the proposed development would have no undue impact on neighbouring residential amenity in terms of overlooking, overbearing or overshadowing. It is also considered that the development would be a benefit for the residents of the block given that the proposal would result in improved thermal insulation. In this instance, the proposal would accord with Policies EN9 and D1 of the Melton Local Plan.

5 Consultation & Feedback

5.1 A site notice was posted, and neighbours have been notified. There have been no written representations received.

6 Financial Implications

6.1 Not applicable

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

7.1 Legal implications have been included in the main body of the report. No specific issues are identified. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

8.1 No relevant planning history.

9 Appendices

9.1 A: Summary of Statutory Consultation responses

9.2 B: Recommended Planning Conditions

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