

Planning Committee

12 January 2023

Report of: Interim Assistant Director for
Planning

22/00896/FULHH - 4 Hecadeck Lane, Nether Broughton, LE14 3EZ - Ground and first floor extension to kitchen, dropped curbs to front of the property. (Amendment to dropped kerb and change of materials to 21/00290/FULHH).

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Old Dalby – Councillor Joe Orson
Date of consultation with Ward Member(s):	19 August 2022
Exempt Information:	No

1 Summary

1.1 Plans can be viewed using the following link

<https://pa.melton.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



- 1.2 The application site is located in a prominent corner location, on the southern side of Hecadeck Lane and sides onto Parnhams Close within Nether Broughton. Hecadeck Lane is a one way street running southwest to northeast with dwellings positioned to the south of the highway. To the north and opposite the site is vacant land which has an extant planning permission for up to 25 dwellings.
- 1.3 The site comprises a semi-detached two storey and single storey brick built dwelling, under a red concrete tile roof line and is one of two identical pairs either side of the entrance to Parnhams Close, fronting Hecadeck Lane. The site appears to have two access points used for parking, one from Hecadeck Lane and the other from Parnhams Close which are believed to have been in use for several years.
- 1.4 The application seeks approval for a change of materials to the previously approved first floor extension and a retrospective amendment to the previously approved dropped kerb to Hecadeck Lane.

RECOMMENDATION(S)

1. It is recommended the application is approved, subject to:
(i) Conditions as set out in Appendix A

2 Reason for Recommendations

- 2.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, would result in a development that would be complementary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site.
- 2.2 The proposed development would not have a detrimental impact on neighbour amenity and the proposed materials would ensure the development is in keeping with the form and character of the wider area.

- 2.3 The proposed development would therefore accord to Policies D1 and SS1 of the Melton Local Plan, Policy S1 and H6 of the Nether Broughton and Old Dalby Neighbourhood 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 an employee of Melton Borough Council. The application requires consideration by the Committee as it is submitted by an employee of the Council (Constitution Chapter 2, Part 9, 'Planning Committee functions and procedures').

3.2 Relevant Policies

- 3.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.
- 3.2.2 The Council's Design of Development Supplementary Planning Document was adopted on the 24th February 2022 and forms part of the consideration of the application.
- 3.2.3 The Local Plan is consistent with the National Planning Policy Framework (NPPF) and its policies remain up to date.
- 3.2.4 The Nether Broughton and Old Dalby Neighbourhood Plan was adopted on 12th April 2018 and forms part of the Development Plan.

3.3 Melton Local Plan

- SS1. Presumption in favour of Sustainable Development
- D1. Raising the Standard of Design
- IN2. Transport, Accessibility and Parking

Nether Broughton and Old Dalby Neighbourhood Plan

- S1. Limit to Development
- H6. Housing Design

3.4 Main Issues

- 3.4.1 The key issues for this application are considered to be:
- Principle of development
 - Impact upon the character of the site and surrounding area
 - Impact upon residential amenities
 - Impact upon highways and parking

4 Report Detail

4.1 Position under the Development Plan Policies

- 4.1.1 The site is within the village of Nether Broughton where Policy SS1 applies; this relates to sustainable development. For the Local Plan Policy D1 relates to visual and residential amenities.
- 4.1.2 Neighbourhood Plan Policy S1 'Limits to Development' states development within the limits will be viewed positively where in accordance with other policies within the Plan subject to accessibility, design and amenity considerations. Policy H6 Housing Design

seeks development to enhance and reinforce local distinctiveness, the scale, density, height, massing, design, layout and materials should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area and development should not have an unacceptable impact on general amenity.

4.2 Principle of Development

4.2.1 There is a presumption in favour of extensions to dwellings subject to factors such as visual amenity, residential amenity and the impact on the character of its locality; these are addressed below.

4.3 Impact upon the character of the area

4.3.1 Policy D1 of the Local Plan requires new development to be of high-quality design regarding layout, context, amenity, landscaping and connectivity. Policy H6 of the Neighbourhood Plan relates to housing design and states that development proposals should have regard to density, size, scale, massing, and height that reflects the character of the settlement, giving an impression of space, pleasant street scenes and an inclusive road layout with short cuts linking existing roads together. In addition, attention should be given to design and materials and retaining the integrity of the rural character of the individual settlement.

4.4 The extension has been approved under application 21/00290/FULHH. This resubmission seeks approval for a change of wall materials from red brick to rendered block work. This change of materials would reflect materials found on properties within the immediate area.

4.5 A retrospective amendment to the previously approved dropped kerb to Hecadeck Lane is also sought as there was some uncertainty regarding the number of dropped kerb stones that were approved under the previous scheme. It was considered that permission was not granted for the far right dropped kerb stone, as such it has been included within the proposals. The additional kerb stone has been approved by the Highways Authority under a S.184 permit and has been put in place on site.

4.5.1 As such, the proposal is considered acceptable by reason of siting, design, size and scale, being complementary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site and therefore complies with the aims of Policy D1 of the MLP and H6 of the NP.

4.6 Impact upon residential amenities

4.6.1 Due to the limited nature of the proposed amendments, it is considered that the proposals would not be considered to have an adverse impact on the residential amenities of current or future occupiers of neighbouring properties and would comply with Policy D1 of the Local Plan.

4.7 Highway Safety

4.7.1 Initial comments from the Highways Authority requested further information however, it was confirmed that the additional kerb stone being applied for under this application has already been put in place as per the approved S.184 permit.

4.7.2 Concerns were raised by the developer, Grace Homes, for the site over the road from the property, stating that the additional kerb stone would impact upon their development and the S.184 permit that they have in place. The Highways Authority have contacted Grace Homes to address this concern.

- 4.7.3 Based on this, the Highways Authority have submitted revised comments confirming that they raise no objection to the proposals. It is considered that the proposal accords with Policy D1 of the Melton Local Plan and the objectives of the NPPF.

5 Consultation & Feedback

- 5.1 A site notice was posted and letters sent to immediate neighbouring properties. One objection has been received.

6 Financial Implications

- 6.1 None Identified.

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

- 7.1 None Identified.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

- 8.1 21/00290/FULHH - Ground and first floor extension to kitchen, including dropped kerbs to front and side of the property – Permitted 23.06.2021

9 Appendices

- 9.1 A: Consultation replies summary
B: Summary of representations received
C: Recommended Conditions
D: Site Photographs

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