

**Reference:** 17/01085/FULHH  
**Date submitted:** 28.08.17  
**Applicant:** Mr & Mrs Legge  
**Location:** 5 Ash Way, Frisby on the Wreake LE14 2NG  
**Proposal:** Replacement Porch



**Proposal :-**

This application seeks planning permission for the construction of a porch to the south west elevation of the dwelling house situated at 5 Ash Way, Frisby on the Wreake. The dwelling is a two storey detached property positioned towards the top of Ash Way where the street opens out into a cul-de-sac. Construction materials comprise mainly brick with a small amount of stone detail to the south west elevation and a tiled roof. The property has a detached double garage linked to the dwelling via a brick archway providing access to the rear garden area. The property sits on a higher level than the road and has a driveway on a slight gradient.

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

- **Impact upon the Character of the Area**
- **Impact upon Neighbouring Properties**

The application is to be considered by Committee due to the applicant being a member of Council staff.

**Relevant History:-**

06/00642/FUL – Planning permission was granted for the construction of a single storey kitchen extension and conservatory to the rear of the property.

## **Development Plan Policies:**

### **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 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.

**The National Planning Policy Framework was published 27<sup>th</sup> March 2012 and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:**

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or  
— specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental:

It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- deliver development in sustainable patterns and
- re-using brownfield land.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

### **On Specific issues it advises:**

#### **7. Require Good Design**

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

**Consultations:-**

Consultation reply	Assessment of Head of Regulatory Services
<p><b>Highway Authority:</b> The Highway Authority have no comment to make.</p>	<p>Although the proposed porch is larger than the existing the small reduction in parking area will not negatively impact upon the parking provision at the property. At present there is parking for at least four vehicle including the garage which is more than adequate for a three bedroom dwelling.</p> <p><b>It is not considered that the proposal would have a detrimental impact on highway safety.</b></p>
<p><b>Parish Council:</b> Have made no observations</p>	<p>Noted.</p>

**Representations:**

The consultation was publicised by way of a site notice being posted at the entrance to the site and 8 neighbouring properties were informed by letter. To date no letters of representation have been received.

**Other material considerations (not raised through consultation or representation)**

Consideration	Assessment of Head of Regulatory Services
<p><b>Policy Considerations:</b></p> <p>The site sits within the Village envelope where residential development is supported. <b>Policies OS1 and BE1</b> seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with.</p> <p><b>Frisby Neighbourhood Plan (FNP)</b> The FNP has reached examination stage</p> <p><b>Policy H3: Limits to Developments states:</b> <i>Development proposals within the Neighbourhood Plan area will be supported on sites within the Limits to Development as identified.....where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations”.</i></p> <p><b>Policy H4: Building Design Principles</b> All new development proposals of one or more houses, replacement dwellings and extensions will need to be in line with Appx A Guidelines for Building Design and satisfy the following building design principles:</p> <ul style="list-style-type: none"> <li>• Sympathetic designs with varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported.</li> <li>• Heritage assets will need to be conserved and enhanced through the layout, design and detailing of schemes</li> </ul>	<p>The proposal is to erect a single storey porch extension positioned to the front elevation of the dwelling and within the curtilage of the property. The development , having a width of 2.9m and protrude 1.3m with a flat roof height of 3.2m. This will link to the existing hallway to provide an extended entrance area with a new front door. The proposed porch is to be built out of brick to match the existing dwelling with a flat roof in either felt or fibreglass similar to existing local structures. A new front door is proposed with a glazed side panel and a small window to the side. There are no windows or doors proposed to the side elevations.</p> <p><b>It is considered that the applicant has taken into consideration the policies OS1, BE1 and the applicable policies if the Frisby Neighbourhood Plan, and the NPPF ensuring that the proposal will further enhance while being sympathetic and is therefore considered to satisfy the above criteria.</b></p> <p>It is considered that the NPPF is not in conflict with the provisions of the development plan which seeks to maintain high standards of design and to safeguard the character of the area and to not have a detrimental impact upon existing residential amenities.</p> <p><b>The FNP is a material consideration to be taken into account in all applications</b> in the area it relates to.It is progressing and is now at Examination stage, with the outcome of this awaited and Referendum</p>

<ul style="list-style-type: none"> <li>• The character, scale, mass, density (in line with Hall Orchard estate) and layout of the development must fit with the surrounding area, including external roof and wall materials, and there must be no disruption to the visual amenity of the street scene or wider landscape views, provision must be made for storage of unsightly items.</li> <li>• Appropriate off-road parking will be required; Schemes, where appropriate, should contain a fully worked up landscape proposal. Hedges and native trees must be retained.</li> <li>• Plot enclosures should, where possible, be native hedging, wooden fencing or stone/brick wall of local design and allow for clearly defined areas in front of dwellings;</li> <li>• Proposals will be supported where they perform well against the criteria of “Building for Life 12”, to include green spaces to accommodate play areas/benches and promote buffer effects on existing housing.</li> <li>• Sustainable drainage schemes with clearly funded maintenance regimes will be required. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces to reduce run off.</li> </ul>	<p>to follow (assuming it progresses). Therefore, it is considered to carry only ‘limited’ weight owing to the steps yet to be completed, the degree to which its content is contested and challenges made regarding compliance with the NPPF.</p>
<p><b>Impact on Residential Amenity</b></p>	<p>The proposal is of a size, location and orientation not considered to be to the detriment to the neighbouring properties, or cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity and is therefore considered to comply with the policies as stated above of the Melton Local Plan and the NPPF.</p>

**Conclusion**

The application site lies within the Village envelope and thus benefits from a presumption in favour of development under policies OS1 and BE1. The proposed development has been designed to have limited impact on adjoining properties, and is considered capable of reflecting the character and appearance of the surrounding area; and complies with highway requirements. Accordingly, the proposal is recommended for approval subject to conditions.

**RECOMMENDATION:- Approve – Subject to the following conditions.**

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

2. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details

3. The development hereby permitted shall be built entirely in accordance with the plans submitted to the Local Planning Authority on the 28th August 2017.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure a satisfactory standard of external appearance.

3. For the avoidance of doubt.

**Contact: Sarah Matthews**

**Date 10th October 2017**