

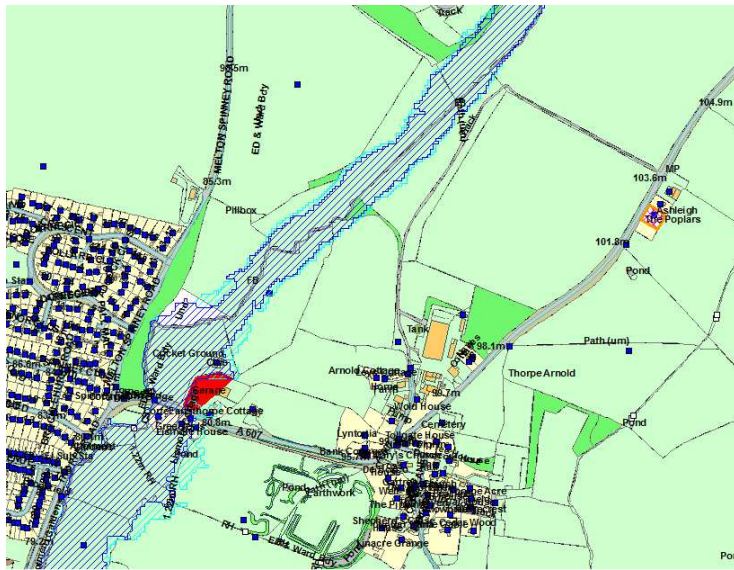
Reference: 17/01552/FULHH

Date submitted: 7.12.17

Applicant: Mr John Leach

Location: The Poplars, Waltham Road, Thorpe Arnold LE14 4SD

Proposal: Convert and alter existing kennels to form double garage and annexe



Proposal :-

This application seeks planning permission for the conversion of existing kennels to form a double garage and annexe. The site is located on the main A607 road from Melton Mowbray to Grantham being outside the village envelope for Thorpe Arnold. The property is a detached dwelling and lies adjacent to one other property. The annexe would have a use associated with the domestic dwelling. The alterations would be carried out using white render with a tiled Redland Grey roof with UPVC windows and doors.

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

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

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

Relevant History:-

06/00491/OUT – Conversion of existing disused kennels into a single storey dwelling and erection of a double detached garage – Refused 21.7.06.

12/00781/FULHH – Erection of first floor extension above garage, convert existing garage into a habitable room, single storey rear extension and detached garage – Permitted 17.12.12.

Development Plan Policies:

Melton Local Plan (saved policies):

Policies OS2 and BE1 allow for development outside 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

Policy C11 allows for extensions and alterations to existing dwellings outside village envelopes providing that:-

- The size, scale, form, design and construction materials are in keeping with the dwelling and locality.

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan has passed the examination and carries some weight.

The National Planning Policy Framework was published 27th 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 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;
- 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:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport.
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Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

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.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value

Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

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
Highway Authority: The Highway Authority have no objection.	The proposed conversion of the existing kennels to an annexe would not lead to a material increase in vehicular movement. The Highway Authority has raised no objection. It is not considered that the proposal would have a detrimental impact on highway safety.
Parish Council: Have made no observations.	Noted.

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. No letters of representation have been received.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Policy Considerations: The site sits outside the village envelope and Policies BE1 and C11 seek to ensure that development respects the character of the area, that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with. Policy OS2 generally presumes against development in the open countryside other than for certain exceptions.	The proposal is to convert an existing unused kennel block into a new garage and annexe consisting of a new lounge, kitchen/diner, wet room and bedroom. The proposal would improve the existing building but would not cause harm to the visual amenity of the site or surroundings. The principle of the proposal is considered to be acceptable as the use of the building would be ancillary to the main dwelling and this could be controlled by a condition. It is considered that the applicant has taken into consideration the policies OS2, BE1, C11, the applicable policies

<p>The (new) Melton Local Plan – Submitted version.</p> <p>The Local Plan has recently been submitted to the Planning Inspectorate for examination and consideration.</p> <p>The NPPF advises that: From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ● the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ● the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ● the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). <p>Policy D1 – Raising the Standard of Design All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:</p> <p>Siting and layout should be sympathetic to the area.</p> <p>Buildings and development should be designed to reflect the local vernacular without stifling innovative design.</p> <p>Amenities of neighbours and neighbouring properties should not be compromised</p> <p>Appropriate provision should be made for the sustainable management of waste , including collection and storage facilities for recyclable and other waste</p> <p>Safe connection to the existing Highway Network</p> <p>Makes adequate provision for car parking</p> <p>Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health and well-being for all.</p>	<p>Whilst the Local Plan remains in preparation it can be afforded only limited weight.</p> <p>It is therefore considered that it can attract weight</p> <p>The design of the proposals are of a good quality and would benefit the building which is deteriorating.</p> <p>The building would be improved and would have similar render to the host property with a tiled pitched roof. This would be an improvement on the existing flat roofed building. The neighbouring properties would not be affected by the proposal.</p> <p>The usual waste collections for the property would continue.</p> <p>The Highways’ Authority have no adverse comments to make. Parking would be available within the site. Construction would be within the site and care would be taken with egress and access to the site.</p>
<p>Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan states that:-</p> <p>Policy H7: All house extensions or conversions should follow the style and vernacular of the original building, paying particular attention to details e.g. roof shapes, pitch angles, fenestration,</p>	<p>The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan has passed Examination and carries significant weight.</p> <p>It is considered that the proposal would enhance the building while being sympathetic and is therefore considered to satisfy the –criteria of policy H7</p>

brickwork and tile colour. The combined building should not significantly change the form, bulk and general design of the original or harm its landscape character or setting.	opposite.
Impact on Visual and Residential Amenity	<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. Furthermore, the proposed works to the building would enhance the appearance without adding significantly to the size and scale of the building.</p> <p>As such it is considered to comply with the policies as stated above of the Melton Local Plan, the Neighbourhood Plan and the NPPF.</p>

Conclusion

The proposal would convert an existing building into an annexe which would be ancillary to the main dwelling and could be controlled by a condition; as such, the proposal is acceptable in principle. The proposed development has been designed to have limited impact on adjoining properties and would reflect the character and appearance of the surrounding area. The proposal would not have an adverse impact on highway safety. Accordingly, the proposal complies with the above policies and guidance and 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.
3. The development hereby permitted shall be built entirely in accordance with the plans submitted to the Local Planning Authority on 7th December 2017 (plan 3, 4 and 5).
4. The garage and annexe hereby approved shall remain ancillary to the main dwellinghouse and shall not be sold, leased, or rented separately from the main dwellinghouse, nor shall a business be run from it.

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.
4. In the interests of general highways safety and in accordance with Paragraph 32 of the National Planning Policy Framework 2012 as a more traffic-intensive development at this site would be inappropriate due to the limitations of the vehicular access and/or the local road network and a separate dwelling would not be suitable in terms of visual and residential amenity.

Case Officer:- Karen Jensch

Date: 6th February 2018