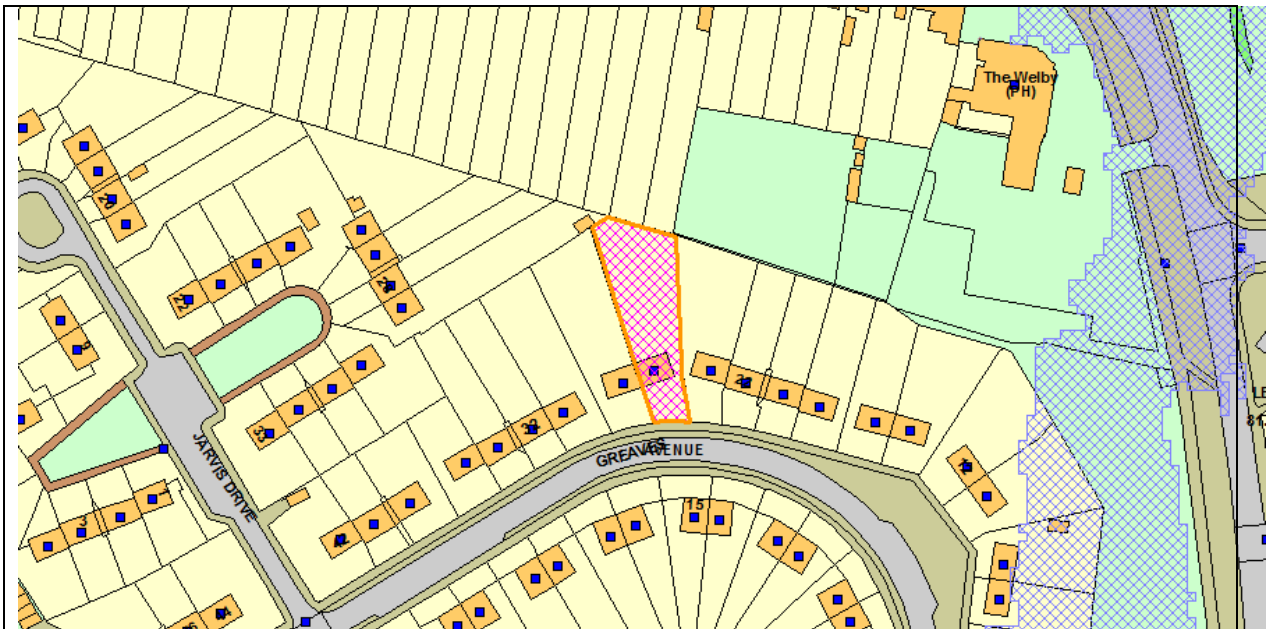


19/00516/FULHH: 26 Greaves Avenue, Melton Mowbray LE13 0LE

Proposed single storey rear extension.

1. Summary:



The site comprises a two storey semi detached property located to the north side of the highway around the Avenue. The immediate area is characterised by Local Authority dwellings of similar styles with off street parking and long rear gardens.

The application proposes the construction of a single storey, rear extension to accommodate 2 double bedrooms and a bathroom to the ground floor, to provide adaptation for a carer including a lifting hoist internally. Constructed of materials to match the flat roof extension will have a staggered arrangement taking neighbours into account. With a resulting width matching that of the existing property, it will protrude 6 metres out along the west boundary and increase to a maximum of 8 metres into the rear garden.

2: Recommendations:

It is recommended that the application is approved.

3: Reasons for Recommendation:

By reason of siting and design and mass, would result in a development that would appear subservient to the host dwelling and be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site and the street scene. Proposed materials would ensure the development respects the existing dwelling and wider character of the area. The proposed development would therefore accord to Policy D1 of the Melton Local Plan and the overall aims of the National Planning Policy Framework 2019.

4: Key factors:

Reason for Committee Determination

The application is required to be presented to the Committee because the applicant is the Council itself.

Relevant Policies

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

- **No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.**

Main Issues

The main issues for this application are considered to be:

- Design
- Impact upon Character of the Area
- Impact on Residential Amenity
- Highways

5: Report Detail:

5.1 Principle of Development and Policy Compliance

The site lies within the town of Melton Mowbray and as such Policy SS1 is applicable where there is a presumption in favour of such sustainable development.

5.2 Design

Policy D1 seeks to raise the standard of design through siting and design being sympathetic to the character of the area, to protect the amenity of neighbours and make adequate car parking provision

The site is positioned within a residential estate of similar Local Authority dwellings, located within the settlement of Melton Mowbray to the north of the town centre. It is considered that the design, size and scale of the proposed extension is sympathetic and that materials are reflective of the area and in keeping with the host dwelling. Furthermore there continues to be sufficient off road parking within the site. The proposal is therefore considered to meet the criteria set out within the Melton Local Plan Policy D1 and the NPPF.

As such, the principle of development is acceptable.

5.3 Impact upon the character of the area

The extension is single storey and will be sited to the rear of the host property, whereby it will barely be visible beyond the confines of the site. It will continue to be sympathetic in terms of scale and design and would not therefore have any adverse effect on the streetscene or the character and appearance of the area.

For these reasons above, it is considered the proposal will not have any detrimental impact on the streetscene and complies with Policy D1 of the Melton Local Plan and the objectives of the NPPF.

The character of the area would not be compromised

5.4 Impact upon residential amenities

The extension has been designed to be single storey and staggered, taking account of the neighbouring property. It will initially protrude 6 metres along the shared west boundary, characterised with close board fencing, then increases to 8 metres further in to the garden area but set away from both the west and the east boundary. The garden level increases to the rear and north, and there remains sufficient distance between the application site and properties to the rear that the relationship remains acceptable. Windows and doors have been sympathetically positioned so as not to overlook. It is therefore considered that the proposal would continue to provide a satisfactory level of amenity for existing and future occupants and accords with the relevant Plan Policy D1 and the objectives of the NPPF

Residential amenities will not be compromised by the proposal and is therefore considered acceptable.

5.4 Highways

The Highways Authority have not been consulted upon the proposal as parking remains unaffected. It is considered that the proposal continues to meet the guidance contained within the relevant Local Plan Policy D1.

The proposal is acceptable in terms of highways and parking

Consultation & Feedback

Seven neighbouring properties have been consulted and a site notice posted close to the site and as a result no letters of representation have been received to date.

Appendices:

- A: Consultation responses
- B: Representations received
- C: Recommended conditions
- D: Applicable Development Plan Policies

Report Timeline:

Assistant Director Approval

22nd July 2019

Report Author: Deborah Wetherill, Planning Technician, Development Management

☎: 01664 502440

Appendix A : Consultation replies

None received.

Appendix B : Summary of representations received

None received .

Appendix C: Recommended Conditions

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The Development hereby permitted shall be constructed strictly in accordance with Drawing No A1-29-04-2019 submitted to the Local Planning Authority received on 7th May 2019.
3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application and as detailed on the plans dated 3rd May 2019 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

Reasons:

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. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.

Appendix D : Applicable Development Plan Policies

Local Plan

- Policy SS1 Presumption in Favour of Sustainable Development.
- Policy D1: Raising the Standard of Design.