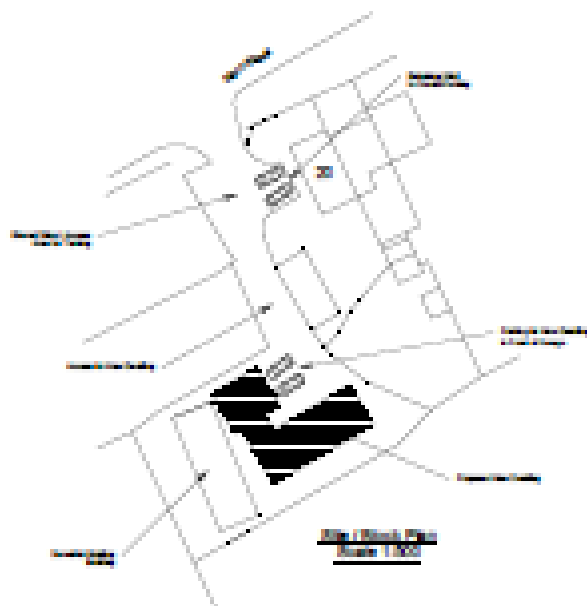


19/00952/FUL: Oakley Cottages 20 Main Street Grimston

Proposed new dwelling

Applicant: Mr & Mrs D Kealy

1. Summary:



The application site is a backland site accessed via a drive next to no 20 Main Street and currently used for light industrial and storage purposes. The access drive onto Main Street is within the Conservation Area. Land levels rise considerably up towards the main part of the site. There is open land to the south and both number 1 Church Lane and St Johns Church are nearby listed buildings. The western boundary is quite heavily landscaped with mature bushes and small trees. No 20 is a modest end terrace with an enclosed rear garden and a large timber outbuilding to

the rear.

The proposal is for the replacement of the existing light industrial unit with one new dwelling, having 3/4 bedrooms and constructed of brick and concrete tile. Vehicular access onto Main Street would be shared with the existing dwelling (no 20) and parking is provided for both the existing and proposed properties.

2: Recommendations:

That planning permission is REFUSED.

3: Reasons for Recommendation:

In the opinion of the Local Planning Authority the proposal would, if approved, result in the erection of a market dwelling without a convincing case to demonstrate a proven local need for the proposal. The development is in an unsustainable village location where there are limited local amenities, facilities and jobs, and where future residents are likely to depend highly on the use of the private motor vehicle. The proposal is therefore contrary to Policy SS3 of the Melton Local Plan which states in unsustainable settlements identified as Rural Settlements a proven local need is required.

4: Key factors:

Reason for Committee Determination

The application is required to be presented to the Committee due to receiving 10 letters of support, contrary to the recommendation and 'call in' by the Ward Councillor, Cllr. Browne.

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- **No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.**

Please see Appendix D for a list of all applicable policies

Main Issues

The main issues for this application are considered to be:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenities
- Impact upon highways and parking
- Impact on nearby heritage assets

5: Report Detail:

5.1 Position under the Development Plan policies

The site is within the settlement of Grimston and policies SS1-SS3 apply.

5.2 Principle of Development

The site occupies a position within the settlement of Grimston and is in a predominantly residential area.

Policy SS2 sets out the development strategy for the Borough for housing. It identifies a sustainable approach to development, establishes settlements as Service Centres, Rural Hubs or Rural Settlements and sets out the type of development appropriate to each. Grimston is identified as a Rural Settlement. Policy SS2 states alongside Service Centres and Rural Hubs, Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as windfall sites within and adjoining settlements by 2036. This development will be delivered through small unallocated sites which meet the needs and enhance the sustainability of the settlement in accordance with Policy SS3. Policy SS3 supports new dwellings in or adjoining such villages **only where there is a proven local need**. The policy requires a demonstration that the development provides housing which meets a proven local need as identified by substantive evidence, for example within a Neighbourhood Plan or appropriate community-led strategy or a housing needs assessment or other evidence provided by the applicant. Grimston does not have a Neighbourhood Plan.

A Housing Needs Assessment was carried out in Grimston in 2017 but no requirement for market housing was identified. The Borough wide housing needs survey established a general, Borough wide need, for two and three bedroom properties and this proposal seeks permission for a large three bed property (with study / bed 4).

The development is intended to provide self build accommodation for the applicant and his family currently living at number 20. **The agent accepts that the applicant's own needs or preferences are not defined within policy SS3,**

however in support of the proposal he has put forward the following justification:

- The proposal is designed as a Lifetime Home taking into account the disabilities of a family member and a social need to remain in Grimston
- An additional dwelling in this location would support existing services such as the village pub and bus service.
- This is a brownfield site, the removal of the existing building will enhance the area visually.
- Number 20 Main Street which is a modest end terrace property would become available on the open market.

Melton Borough can currently demonstrate a 5 year housing land supply and so the housing supply policies in the Local Plan can be considered up to date. The proposal represents a development within Grimston which has limited facilities and services and so would undermine the spatial strategy for the district set out in policies SS1 and SS2 of the Melton Local Plan. So unless there is an identified local need as required by policy SS3 the proposal is contrary to the development plan.

The Local Plan has progressed through its Examination where the village categorisation was discussed at length and the Inspector agreed with the now adopted Local Plan village categorisation. As such, Policies SS2 and SS3 has passed a robust examination and Grimston, as part of this process, has been deemed an unsuitable location for new housing unless in compliance with Policy SS3. Policy SS3 sets a high test in order for proposals to comply and requires a proven local need to demonstrate the type and number of dwellings proposed meets the identified needs. However, the policy requires demonstration of need not just preference. It also acknowledges that repeated application without justification could result in a level of distribution of development that is inconsistent with the development strategy:

In rural settlements planning permission will be granted for new residential development in the rural area within or on the edge of existing settlements, provided it is in keeping with the scale and character of the host settlement and where:

- 1. The development provides housing which meets a proven local need as identified by substantive evidence, for example within in a Neighbourhood Plan or appropriate community-led strategy, or a housing assessment or other evidence provided by the applicant; and*
- 2. Through repeated application will not result in a level or distribution of development that is inconsistent with the development strategy, and*
- 3. The development respects the Borough's landscape and settlement character such that it conforms with policies EN1, EN4 and EN6; and that (where relevant), the design conforms with Policy D1 and applicable environmental policies in any relevant Neighbourhood Plan; and*
- 4. The development will be served by sustainable infrastructure and or provide new infrastructure or services to the wider benefit of the settlement; and*
- 5. The development respects ecological, heritage and biodiversity features and where appropriate provides mitigation to prevent any potential harm; and*
- 6. Where possible the development does not result in the loss of best and most*

versatile agricultural land; and

7. The development can be adequately drained and would does not increase the risk of flooding, in accordance with Policy EN11.

In terms of other material considerations which need to be weighed in the balance, it is acknowledged that this is a brownfield site and there are some short term economic benefits associated with the build, although it does result in the loss of a potential employment site. A light industrial use is defined within the Use Classes Order as one which can be carried out within a residential area.

It is considered that the limited environmental and social benefits would not tip the balance in favour of approval as there is limited justification for this dwelling on this particular site in Grimston. It is considered that the proposal would therefore undermine the aims of policies which direct new housing towards the most sustainable locations within the district and represents unsustainable development contrary to advice in the NPPF and the housing strategy of the adopted Melton Local Plan.

The principle of development is not acceptable.

5.3 Impact upon the character of the area

Policy D1 of the Local Plan states that all new developments should be of high-quality design. Development proposals will be assessed against this policy which includes siting and layout and a design to reflect the wider context of the local area and respect the local vernacular without stifling innovative design.

The new dwelling is a fairly standard suburban design with a double garage to the front. However, the area is mixed in age and style and the site is remote from the more traditional properties of the Conservation Area, particularly as it is set back behind the existing properties in Church Lane. Levels on the site where the dwelling is proposed are considerably higher than its surroundings which are likely to afford some glimpses from the street. Whilst the design could be improved it is considered that there would be limited visual harm and some visual enhancement as a result of tidying up the site and removing the existing dilapidated workshop. Therefore on balance its impact on the area would be positive to a small degree.

There is some existing trees and landscaping along the western boundary. Permission could be granted subject to a landscaping scheme and so sufficient screening could be retained and landscaping supplemented to provide some visual enhancement together with biodiversity gains. The existing building is not likely to provide habitat for protected species.

The proposals are considered to acceptable on the grounds of visual amenity and comply with the above policies.

5.4 Impact upon residential amenities

Policy D1 of the Local Plan states that the amenity of neighbours and neighbouring properties should not be compromised. The proposed dwelling is undoubtedly higher than the existing building and sited on higher ground than the adjacent dwellings, but is orientated at right angles, thus the bulk of the building would not produce an overbearing impact on the adjacent properties. First floor windows are introduced on the front and rear elevations which could provide some limited long distance views not currently possible. However, due to the distances involved and orientation of the nearby dwellings, no close or direct views of private areas would result and there would be no significant loss of amenity as a result of the development which would warrant refusal of the application.

The proposal would not have an adverse impact on the amenity of neighbouring land uses and as such the proposal would comply with Policy D1 of the Local Plan.

5.5 Highway Safety

Policy D1 states that development proposals should include appropriate, safe connection to the existing highway network and should make adequate provision for car parking. Policy IN2 requires that development does not unacceptably impact on the safety and movement of traffic on the highway network and provides appropriate and effective parking provision and servicing arrangements.

The site has an existing access shared with no 20. As such there would be no intensification and off street parking could be provided for both properties. The proposal raises no significant concerns regarding highway safety.

As such, subject to conditions the proposal would be acceptable in highway safety terms and would comply with the above policies.

5.7 Heritage Assets

The Committee is reminded of the statutory requirements of the Listed Building and Conservation Areas Act 1990, s.66 and 72, to give special attention to the desirability of protecting heritage assets and their settings.

Although the site is close to designated heritage assets, it is set well back from the street and largely screened by existing trees and buildings. There would be no adverse impact on the setting of the conservation area or listed buildings.

The proposal would comply with Policy EV13.

Consultation & Feedback

A site notice was posted and neighbouring properties consulted. As a result 11 representations have been received, ten in support and one comment neither supporting or objecting.

Financial Implications:

There are no financial implications identified.

Background Papers:

19/00566/FUL new dwelling refused August 2019 on grounds that the proposal was in an unsustainable location where there was no local proven need for as required by Policy SS3 of the Melton Local Plan.

18/00304/FUL new dwelling withdrawn.

14/00362/FULHH demolition of garage and erection of garden studio at no 20 Main Street permitted June 2014.

Appendices:

A: Consultation responses

B: Representations received

C: Recommended conditions

D: Applicable Development Plan Policies

Report Timeline:

Assistant Director Approval	16/10/2019
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Report Author: Ms Amanda Haisman, Planning Officer, Development Management

☎: 01664 502453

Appendix A : Consultation replies summary

Parish Council

Grimston Parish Council: Support the application to build a family home on the site which currently has an unsightly building on it. It will enhance the site and neighbours support it.

Appendix B : Summary of representations received

Neighbours

Eleven letters of representation from local residents were received. Ten of these expressed support on grounds that the site is brownfield and the current use results in noisy and intrusive impact on surrounding residential properties. The existing shed occupies a very prominent position and is an eyesore. The development will enhance the village and retain good neighbours. It is in keeping with the village. Due to the much higher level of the site compared to nearby properties, a section drawing showing the comparative levels of the properties should be provided and details of landscaping to ensure privacy is maintained.

One letter neither objects nor supports but is generally in favour of a property being built. However, there are concerns with overlooking windows on the south elevation overlooking 5 Church Lane and the design of the property which is higher than the surrounding properties and is a standard looking house. The replacement building should not dominate and should be sympathetic to the conservation area which it borders.

Appendix C: Recommended Conditions

N/A

Appendix D : Applicable Development Plan Policies

Local Plan

- Policy SS1 Presumption in Favour of Sustainable Development.
- Policy SS2 Development Strategy.
- Policy SS3 Sustainable Communities (Unallocated Sites)
- Policy IN2 Transport, Accessibility and Parking.
- Policy D1 Raising the Standard of Design.
- Policy EN13 Heritage Assets
- Policy EN2 Biodiversity