



20/00306/FUL - 2 Vaughan Avenue Bottesford NG13 0EF

Proposed 3 bedroom bungalow with integral garage

Applicant : Mr M Pate

Corporate Priority:	3: Delivering Sustainable and Inclusive Growth in Melton
Relevant Ward Member(s):	Bottesford : Councillor Pru Chandler Councillor Donald Pritchett
Date of consultation with Ward Member(s):	25 March 2020
Exempt Information:	None

1 Summary

- 1.1 The application site is located on the eastern periphery of Bottesford. The site is not within the designated Conservation Area. The site is currently part of the garden of number 2 Vaughan Avenue. To the south of the site lies Grantham Road with a slip road off the main road being directly to the south of the site. To the south and east the residential properties are mainly detached dwellings on large plots. Permission has been granted for a bungalow to the north of the host dwelling. To the north and west of the site are more densely arranged dwellings, mainly bungalows in the vicinity of the site on Vaughan Avenue and Fleming Avenue which it adjoins. Approximately 50 metres to the west of the site on Grantham Road is the foodstore which was constructed in 2018.
- 1.2 This is a full planning application for the erection of one dwelling including an integral garage, to the south of the existing dwelling. Amended plans have been received during the course of the application to address concerns raised regarding parking provision.
- 1.3 Approval has been granted for a two bedroomed bungalow on the site to the north of the existing dwelling. Ref: 18/01088/FUL. This development is currently under construction.

2 Recommendation

2.1 It is recommended that the Planning application is APPROVED subject to conditions

3. Reason for Recommendations

- 3.1 The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of sustainable travel. Bottesford is a 'Service Centre' under policy SS2 and identified as appropriate for a limited quantity of development in the form of allocations and accommodation of 'windfall'.
- 3.2 The access and parking is considered to be acceptable. Amended plans were submitted to ensure that the proposed development accords with the requirements of Leicestershire County Councils Standing Advice on Minor Development Proposals that have an effect on the Highway.
- 3.3 The proposal is considered to be sympathetic to the character of the surrounding area. There are a number of residential dwellings of varying styles in the vicinity of the site, and the proposed dwelling would to an extent reflect the character of these properties with the majority on Vaughan Avenue also being bungalows. The proposal is therefore considered to accord with policy D1 of the Melton Local Plan in terms of siting and design.
- 3.4 The proposal is single storey and there are no overbearing impacts arising from this development. The proposal is therefore deemed to accord with policy D1 on amenity.
- 3.5 The building line to the front has been amended in line with the neighbouring houses.

4 Key Factors

4.1 Reason for Committee Determination

- 4.1 The application is required to be presented to the Committee due to receiving more than 10 letters of objection contrary to the recommendation.

4.2 Relevant Policies

- 4.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.
- 4.2.2 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.
- 4.2.3 At the time of writing, the Neighbourhood Plan for Bottesford is yet to be subject to consultation under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. Therefore no references to the policies on an NDP are made within this report.
- 4.2.4 Please see Appendix E for a list of all applicable policies

4.3 Main Issues

- 4.3.1 The main issues for this application are considered to be:
- Compliance with Development Plan Policies.
 - Principle of development
 - Impact upon the character of the area
 - Impact upon residential amenities
 - Impact upon highways and parking

5 Report Detail

5.1 Position under the Development Plan Policies

- 5.1.1 The site is in the eastern area of the settlement of Bottesford and policies SS1 and SS2 apply. These two policies reflect the presumption in favour of sustainable development within the National Planning Policy Framework (NPPF) and sets out the strategy of delivering housing across Melton borough through identifying the most suitable locations for new housing within a settlement hierarchy, devised from sustainable credentials. Bottesford is identified in the Local Plan as a Service Centre.
- 5.1.2 Policy SS2 of the Melton Local Plan sets out the development strategy for the Borough for housing and employment and states development will be distributed across the Borough in accordance with the spatial strategy.
- 5.1.3 Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing residual requirement* (1822) on a proportionate basis. This will be delivered by planning positively for the development of sites allocated within and adjoining the Service Centres and Rural Hubs by 2036, and by encouraging small scale residential 'windfall' development.
- 5.1.4 The other material consideration is the National Planning Policy Framework (NPPF)

5.2 Principle of Development

- 5.2.1 The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of sustainable travel and make appropriate provision for parking and ensure that there is not a significant impact caused to the Highway network.
- 5.2.2 Bottesford is considered to be a sustainable location and is identified as a 'Service Centre' and as such is appropriate for a limited quantity of development in the form of allocations and accommodation of smaller sites.
- 5.2.3 Given the siting within Bottesford, a Service Centre, this development is considered to fall under the provisions of 'windfall' development within the Melton Local Plan.

5.3 Impact upon the character of the area

- 5.3.1 The proposed dwelling would be modest in scale therefore in keeping with the scale and mass of the existing dwellings on the street scene, which are typically single storey bungalows. The siting within the plot reflects the density of the surrounding residential plots on Vaughan and Fleming Avenues. The building line to the street frontage is in line with the existing dwelling within the site. The remaining garden area is somewhat limited, however at approximately 200m² it is considered to be an adequate amenity area for a dwelling of it's size. The design and suggested materials are contemporary in contrast with the more traditional design of the surrounding buildings, and the design is considered to respect the character of the local vernacular.
- 5.3.2 It is therefore considered that the proposed development accords with Policy EN6 and D1 of the Melton Local Plan.
- 5.3.3 The application form states that the existing boundary treatment is to be retained. The details regarding boundary treatment and landscaping are to be reserved by condition to ensure that the boundary treatment does not impede visibility onto the highway from the access. Existing trees and hedges should be considered as part of the scheme, where appropriate trees should be retained, new planting should be undertaken to replace any trees proposed to be removed. Agreement to this condition is confirmed with the agent.
- 5.3.4 Some details of materials have been specified on the proposed plan and within the application form, however there are discrepancies between the two, and the requirement

for a roller shutter garage door has not been accounted for within the materials details. Therefore, the materials details are proposed to be reserved by condition. Agreement to this condition is confirmed with the agent.

- 5.3.5 The application site and proposed development is, therefore, considered to be appropriate in relation to landscape character and visual amenity.

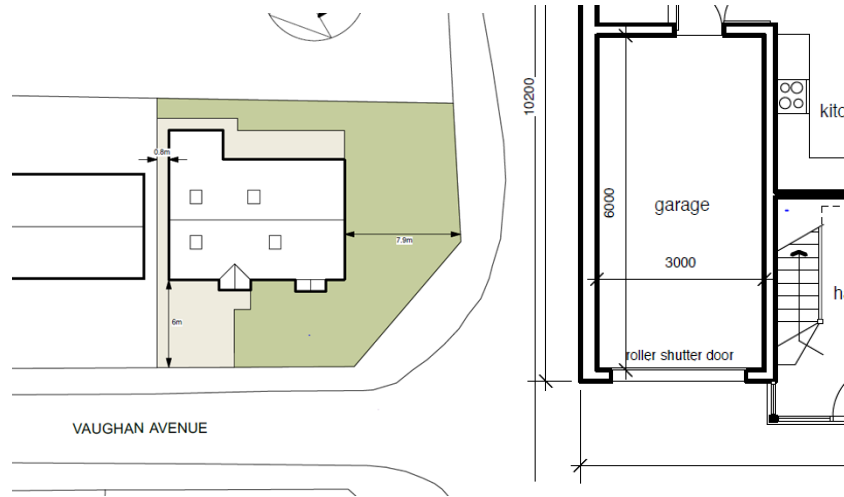
5.4 Impact upon Residential Amenities

- 5.4.1 The proposed dwelling is sited at a sufficient distance so as to not result in any adverse overlooking, overbearing or loss of light impacts upon the occupiers of the neighbouring properties. Sufficient amenity space is provided for the occupiers of the dwelling. In terms of window-window relationships, the proposal is acceptable affording privacy to those living adjacent as there are no side windows facing number 2. Number 71 is side onto the development site and therefore should not be unduly impacted by the development. Roof lights to the rear of the bungalow will be a minimum of 1750mm to the lowest point above floor level to ensure no overlooking/privacy to the residents to the rear.

- 5.4.2 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

- 5.5.1 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.
- 5.5.2 Access is provided to the front of the site which is considered to be suitable to cater for the development. Two off street parking spaces are proposed including the parking space within the proposed garage which is considered acceptable.
- 5.5.3 As parking is provided within the site, it is not considered that the development would lead to on street parking problems in the vicinity. Concerns have been raised regarding issues with on street parking due to the recent development of the store on Grantham Road. The development of one dwelling in this location is not considered to contribute to an on street parking issue that would result in severe highway safety impacts. The parking provision complies with Local Highways Authority Standing Advice. The minimum usable internal dimensions for a garage are width 3.0 metres and length 6.0 metres. The minimum parking space dimensions for residential parking are 2.4m wide by 5m long. Garage doors shall be set back from the Highway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors.



5.5.4 As such, subject to conditions the proposal would be acceptable in highway safety terms.

6 Conclusion

- 6.1 The development is considered to represent sustainable ‘windfall’ development and is considered acceptable. It is considered that the revised proposals have addressed concerns regarding parking provision. The proposal is sympathetic to the local character and would not have any adverse impact upon residential amenity or highway safety, subject to conditions securing further details.
- 6.2 It is considered that the proposal would comply with the relevant policies of the Melton Local Plan and the overall principles of the National Planning Policy Framework.

7. Consultation & Feedback

- 7.1 A site notice was posted and neighbouring properties consulted. As a result 12 letters of objection were received.

8. Financial Implications

- 8.1 None.

Financial Implications reviewed by: N/A

9. Legal and Governance Implications

- 9.1 The application is required to be presented to the Committee due to receiving more than 10 letters of objection contrary to the recommendation.
- 9.2 Legal implications are set out in the report where relevant. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Deputy Monitoring Officer

10. Background Papers

- 10.1 None

11. Appendices

- A: Summary of Statutory Consultation responses
- B: Summary of representations received
- C: Recommended Planning Conditions

D: Informatives

E: List of applicable Development Plan policies

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Appendix A : Consultation replies summary

Parish Council:

The Parish Council does not object to this application subject to the retention of trees on the site.

Councillor P Chandler:

I share Mrs. Love's concern relating to this application. I have already had two phone calls from those living in the immediate area. I was opposed to the new build to the north of the original property, but this is appalling - breaching the building line and in my opinion compromises the neighbouring house on Grantham Road. Bottesford is after all still classified as a village - proposals such as this smack of urbanisation.

Councillor D Pritchett:

I have now looked in detail at this application made a site visit and also parked a while to view traffic movements (possibly lockdown affected), that the new coop store has increased.

My comments;

- My view on grey windows and related rendering varies depending on setting. 2 bungalows I think look good but the dormer in this style with modern gates on Belvoir road Bottesford looks inappropriate. For here I think the design adds value to the existing brick 60s bungalows,
- The Leylandii hedge and willow look to be of no value, and I am sure you can arrange for the building to retain a hedge, likely to be a lower height,
- The site in bungalow land does not lend itself to one or two two storey starter homes so a bungalow design is expected,
- If the measurements are correct then there is a small garden but this might suit the buyer and does face south. Is 7.9 metres enough for some people?
- The number of comments will require this to be considered by the planning committee
- You will check for parking for 2 vehicles off road and I am concerned that visitors would drive past the drive and park on the road or path and be within the 33ft of the junction contrary to the highway code. I have found reference on the internet of applications refused because of 33ft of a junction or opposite a junction. I am disappointed that this has not been rigourously applied in Bottesford.

LCC Highways:

No consultation response, minor application : rely on 'standing advice'

Appendix B : Summary of representations received

12 letters of objection have been received from local residents raising the following concerns:

- Garden Space too small to produce fruit and vegetables
- Siting and scale unacceptable
- Forward of building line
- Impact upon amenity of neighbouring property
- Impact upon on street parking as cumulative effect from Co-Op store
- Inadequate parking provision
- Application form states no trees on site
- Anomaly with plans NE elevation labelled NW
- Design and materials not in keeping with character of area
- Breach of approval 18/01088/FUL (enforcement ref: 20/00049/ACCPLA)
- Overdevelopment / dominant and oppressive
- Unacceptable removal of hedges and trees on the boundary and within the site

Appendix C: Recommended Conditions

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

MP-20-01 Rev A Block and Location Plans and MP-20-02 Rev B Proposed Plans and Elevations received by the Local Planning Authority on 06 May 2020

Reason: For the avoidance of doubt

3. Any garage doors shall be set back from the Highway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors, 6.1 metres for up-and-over doors or 6.5 metres for doors opening outwards and thereafter shall be so maintained.

Reason: To enable a vehicle to stand clear of the highway whilst the garage doors are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

4. The proposed car parking facilities, including the garage, shall permanently

remain available for car parking.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

5. No development shall commence until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the boundary treatment does not impede highway visibility from the access, and that appropriate planting is carried out within a reasonable period and thereafter maintained in accordance Policies SS1 and D1 of the Melton Local Plan

6. The development hereby permitted shall not be occupied until such time as the access arrangements and parking facilities have been implemented in full in accordance with the Block and Location Plans MP-20-01 Rev A received by the Local Planning Authority on 06 May 2020. Thereafter the onsite parking provision including the garage shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policies IN2 and D1 of the Melton Local Plan.

7. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the local planning authority, and the development shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2 and D1 of the Melton Local Plan.

8. Roof lights to the rear north east facing roof slope of the bungalow will be a minimum of 1750mm from first floor level to the lowest point of the window.

Reason: to ensure no overlooking towards the neighbouring property to the north east9. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no development within Classes A, B, C, D and E shall be carried out unless planning permission has first been granted for that development by the Local Planning

Authority.

Reason: To retain the appearance of the development, the overall character of the surrounding area and to protect the residential amenity of the future occupiers of the dwelling, in accordance with Policies SS1 and D1 of the Melton Local Plan

Appendix D : Informatives

1. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
2. Please be advised that you may require Building Regulations approval before work can commence. Please contact Building Control either via the online enquiry form found at www.melton.gov.uk/homepage/71/building_control or by email buildingcontrol@melton.gov.uk or by telephone; 01664 502369.
3. This decision has been reached taking into account the requirements of paragraph 38 of the National Planning Policy Framework 2019 in approaching decisions on proposed development in a positive and creative way. The Local Planning Authority has endeavoured to use the full range of planning tools available to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area seeking to approve applications for sustainable development where possible.

Appendix E : Applicable Development Plan Policies

Melton Local Plan

- Policy SS1 Presumption in Favour of Sustainable Development.
- Policy SS2 Development Strategy.
- Policy IN2 Transport, Accessibility and Parking
- Policy D1 Raising the Standard of Design.
- Policy EN2 Biodiversity
- Policy EN6 Settlement Character
- Policy EN9 Energy Efficient and Low Carbon Development

Neighbourhood Plan - Not applicable