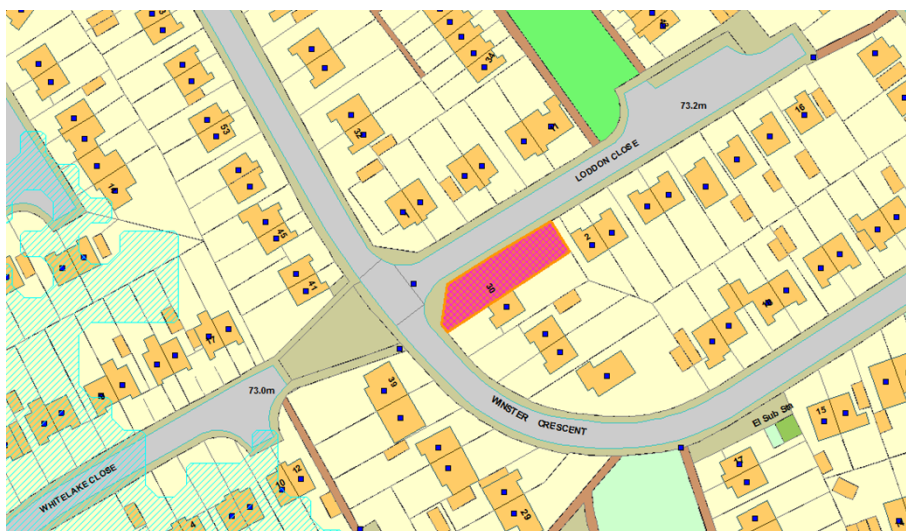


## 20/00370/FULHH – 30 Winster Crescent, Melton Mowbray - Proposed first floor extension to dwelling

**Applicant: Mr and Mrs Laxton**

<b>Corporate Priority:</b>	Delivering sustainable and inclusive growth in Melton
<b>Relevant Ward Member(s):</b>	Pat Cumbers (Melton Dorian) Alan Pearson (Melton Dorian) Phillip Wood (Melton Dorian)
<b>Date of consultation with Ward Member(s):</b>	22 April 2020
<b>Exempt Information:</b>	No

### 1 Summary



- 1.1 The application site is a modern semi-detached property constructed as part of a modern housing estate consisting of similar style properties. Positioned to the junction of Winster Crescent and Loddon Close construction materials comprise brick and concrete tiles with a detached garage and parking area to the rear accessed via Loddon Close.

- 1.2 The current proposal is for a first floor extension above the existing single storey side extension (13/00044/FULHH).
- 1.3 The Critical dimensions of the proposal are width 2.39m, length 6.06m with a ridge height of 7.054m. The additional space will create a 4<sup>th</sup> bedroom incorporating an en-suite bathroom.
- 1.4 The proposed addition will be set to the north-west elevation of the existing dwelling above the previous approved single storey extension at the property. The proposal is set back from the principle elevation by 2m and is to be constructed in materials to match those of the existing dwelling.

<b>2</b>	<b>Recommendation</b>
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|-----|---|
| 2.1 | Recommended that the Planning application is Approved subject to conditions |
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### **3 Reason for Recommendations**

- 3.1 The proposal, by reason of siting and design, would result in a development that would be sympathetic to the character of the area, thus having no adverse impact on the visual amenity of the site and the street scene given the modest addition and set back from the principle elevation. The minimal width of the proposal, ensures the addition appears subservient to the existing dwelling.
- 3.2 The proposal retains the existing set in from the side boundary (north-west) of the site, allowing for pedestrian access to the rear of the property and providing a visual break between the proposal and the boundary of the site.
- 3.3 The proposed development would not have a detrimental impact on neighbour amenity due to the separation distance and orientation of proposed fenestration and the use of matching materials would ensure the development does not appear out of keeping with the dwelling and respects the wider character of the area.
- 3.4 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**

### **4.1 Reason for Committee Determination**

4.1.1 The applicant is an employee of Melton Borough Council and therefore it is a requirement under the scheme of delegation that the matter be considered by the Planning Committee.

### **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 Please see Appendix D for a list of all applicable policies

### **4.3 Main Issues**

4.3.1 The main issues for this application are considered to be:

- Principle of Development
- Impact upon the character of the site and surrounding 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 within the Town of Melton Mowbray where Policies SS1 applies; this relates to sustainable development. For the Local Plan Policy D1 relates to the visual and residential amenities.

5.1.2 The other material consideration is the National Planning Policy Framework (NPPF)

### **5.2 Principle of Development**

5.2.1 The proposal comprises an extension of a property with the town of Melton Mowbray. It will provide extended first floor accommodation and as such no objection is raised in principle and is considered to conform to Policy SS1 of the Melton Local Plan.

### **5.3 Impact upon the character of the area**

5.3.1 The proposed development blends well amongst the existing built form continuing to allow for sufficient amenity space to remain available within the site.

5.3.2 It is not considered that the proposal would have a harmful impact on the street scene due to the limited width of the proposal and the set back from the principle elevation of the property.

5.3.3 Materials are to match the existing property and will therefore blend well with the existing building on site.

5.3.4 Therefore it is considered that the proposal complies with Policy D1 of the Melton Local Plan and the objectives of the NPPF.

### **5.4 Impact upon residential amenities**

5.4.1 The site is set to a corner plot with neighbouring properties to each boundary.

- 5.4.2 Proposed fenestration will include windows to the north-east and south-west elevations.
- 5.4.3 Due to the separation distance and orientation of the proposed openings it is not envisaged that neighbour amenity will be reduced to an unacceptable level and therefore the proposal complies with Policy D1 of the Melton Local Plan.

**5.5 Highway Safety**

- 5.5.1 Although the proposal increases the number of bedrooms at the site it is considered there remains sufficient parking for three vehicles at the site.
- 5.5.2 Parking provision is available to the front of the site and in addition includes an established off road parking area with detached garage to the rear of the site.
- 5.5.3 Three parking spaces are considered appropriate for a property of this size and therefore the available parking provision accords with Policy D1 of the Melton Local Plan.

**6 Consultation & Feedback**

- 6.1 A site notice was posted close to the application site and eight neighbours were notified in writing of the proposal.
- 6.2 No objections or comments have been received.

**7 Financial Implications**

- 7.1 None

**Financial Implications reviewed by: N/A**

**8 Legal and Governance Implications**

- 8.1 Legal implications have been included in the main body of the report. No specific issues are identified, Legal advisors will also be present at the meeting.
- 8.2 This application is being considered by the Committee under the scheme of delegation within the Constitution due to the Applicant being an employee of Melton Borough Council.

**Legal Implications reviewed by: Legal Advisor (Planning)**

**9 Background Papers**

- 9.1 None

**10 Appendices**

- A: Recommended Planning Conditions
- B: List of Applicable Development Plan Policies

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<b>Chief Officer Contact Details:</b>	01664 502359 jworley@melton.gov.uk

## Appendix A: 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 permitted shall be constructed in accordance with Drawing Number A1-23-03-2020 submitted to and received by the LPA on 23<sup>rd</sup> March 2020.  
Reason: for the avoidance of doubt.
3. 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  
Reason: To ensure a satisfactory standard of external appearance.

## Appendix B : Applicable Development Plan Policies

### Melton Local Plan

- Policy SS1 – Sustainable Development seeks to secure development proposals which promotes and improves economic, social and environmental conditions in an area;
- Policy D1- Raising the Standard of Design requires all new developments to be of high quality design.