

Committee Date : 10 June 2010

Reference: 09/00297/FUL
Date Submitted: 27th April 2010
Applicant: Mrs Natalie Roberts
Location: 10 Bickley Avenue, Melton Mowbray
Proposal: First floor extension over garage, garage extension and front porch

Introduction:-

The application site is currently occupied by a detached two storey three bedroomed dwelling within the Town Envelope of Melton Mowbray. The dwelling appears to be of a 1970's design and has off road parking for 2 - 3 vehicles plus an attached single garage. The rear garden is bounded mostly by close board fencing and some planting and the property is located on the corner of a cul-de-sac. There are similar properties surrounding the site, built as part of a housing estate. The proposal is to erect a first floor bedroom and ensuite bathroom over the existing garage and breakfast room and to extend the front garage elevation by 2.3 metres in order to remodel the existing open fronted porch into an enclosed porch.

The application is reported to the Development Committee as the applicant is a member of staff.

Relevant History:-

There is no relevant history.

Policies & Guidance:-

Melton Local Plan (saved policies)

The site is located within the Town Envelope of Melton Mowbray as defined within the saved Melton Local Plan. As such the proposal should be considered against policies OS1 and BE1 of the Plan. The policies allow for development within the Town Envelope 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.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highways Authority – Consider parking provision, proposed garage does not meet current standards to count as parking space</p>	<p>The proposed development is in majority above the attached garage and will not impact upon parking arrangements at the site. There is currently off road parking available at the site for three vehicles. Accordingly the proposal is considered acceptable.</p>

Representations:

Neighbouring properties have been consulted on 11th May 2010 and as a result no representations have been received to date.

Other material considerations (not raised through consultation or representation)

<p>Policy position: The application is located within the Town Envelope for Melton where there is a presumption in favour of development in the Local Plan under policies OS1 and BE1</p>	<p>The Preferred Options for the Core Strategy seeks to meet future housing needs by providing and protecting the right type of housing needed to meet identified needs. Melton has been identified as possessing sufficient larger house types but a shortfall in smaller sizes. The proposal would increase the number of bedrooms by one to four in all, but this has been justified by the applicant’s requirement for extra space for her growing family.</p>
<p>Impact on Streetscene:</p>	<p>The proposal involves a first floor extension to the northern side of the property which incorporates a new porch. The additions would be an attractive addition and would enhance the character of the streetscene.</p>
<p>Impact on Residential Amenity:</p>	<p>The first floor element would not project further towards the northern boundary of the property than the existing garage. There are no windows proposed on the northern elevation and number 8 Bickley Avenue has no upper windows on their southern elevation adjacent to the proposal. There are two small windows on the ground floor of number 8 which appear to be for the hallway. As this is not classed as a habitable room, the proposals are considered to be acceptable and not impinge upon the living conditions of the residents of number 8.</p> <p>The houses to the front of the property are located on the opposite side of the road at a distance of 30 metres. The proposals would not affect their outlook or living conditions and are considered acceptable.</p> <p>On the eastern boundary lies 1 Raynes Walk and their elevation is a solid wall with no windows overlooking the site. Their living conditions would not be affected.</p>

Conclusion

The application site lies within the town envelope of Melton Mowbray and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal is acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety. Accordingly the application is recommended for approval subject to the following conditions.

RECOMMENDATION: - Permit, subject to the following conditions:-

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 All external materials used in the development hereby permitted shall be of the same type, texture and colour as those used in the existing building.

Reasons :-

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory standard of external appearance.

Officer to contact: **Mrs Karen Jensch**

20 May 2010