
Two storey side extension consisting of a residential annexe

**Report Item No
A7**

Ambro Mill Slade Lane Wilson Melbourne

**Application Reference
14/00934/FUL**

**Applicant:
Mr & Mrs Guildford**

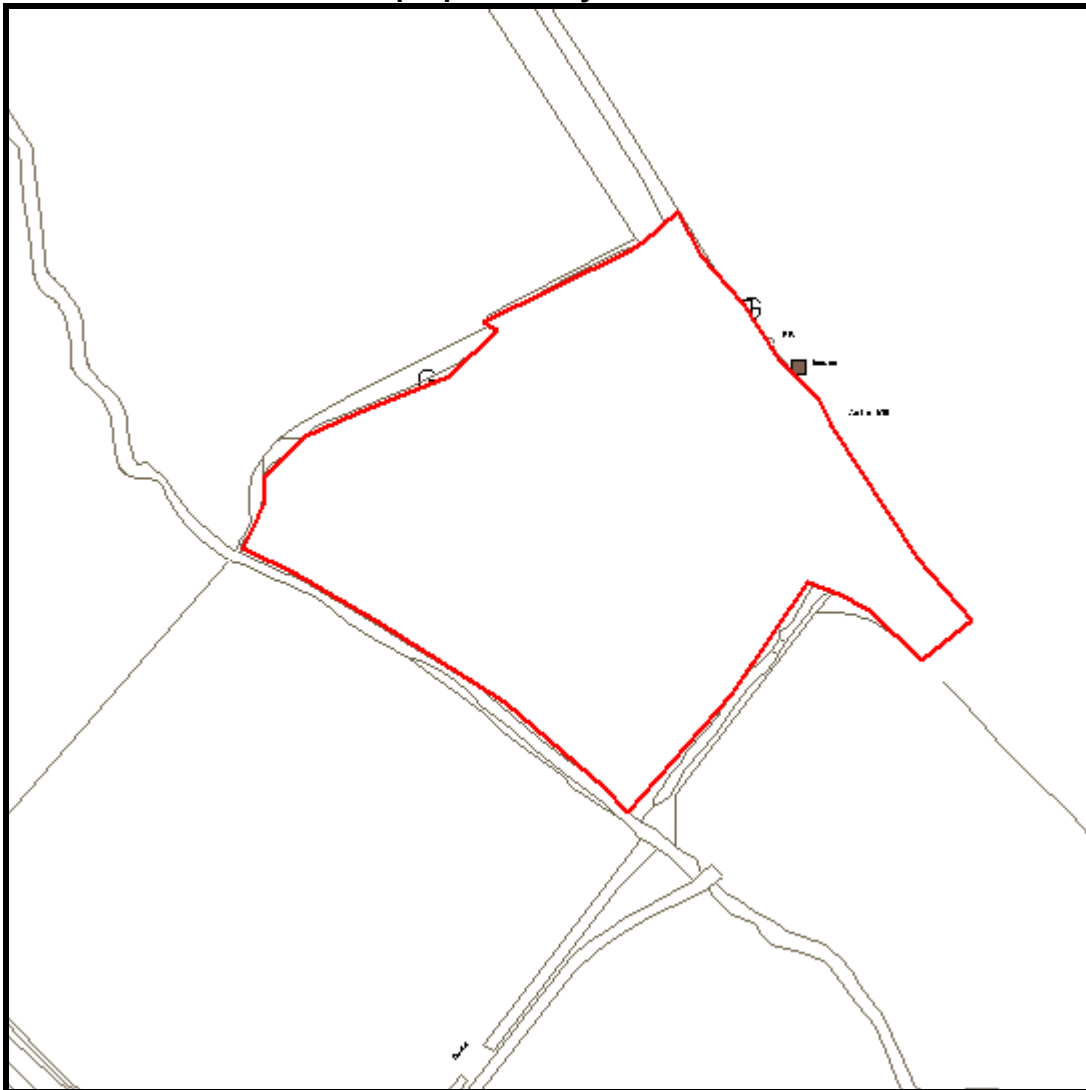
**Date Registered
27 October 2014**

**Case Officer:
Mr John Somers**

**Target Decision Date
22 December 2014**

**Recommendation:
PERMIT**

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS

Call In

This application is brought to the Planning Committee as the agent for the application is related to three serving Councillors (Caroline Large, Charles Meynell and Richard Blunt).

Proposal

Planning permission is sought for the erection of a two storey side extension to the existing dwelling for the purpose of a residential annexe. The site is located on the outskirts of the settlement of Wilson, within land designated as 'open countryside.' The dwelling is not visible from the road, being setback 265 metres and accessible via a private driveway. The closest neighbours are to the north of the dwelling, which are some 300 metres away. The existing Ambro Mill dwelling once was a larger building, however has recently suffered a chimney fire which resulted in demolition of part of the eastern section of the building. An extension is proposed to the remaining eastern facade of the existing dwelling for the purposes of a residential annexe so that the parents of the applicant can live with the applicants.

Consultations

As there are no adjacent residential properties, the application was advertised via a site notice placed on Slade Lane at the front of the driveway for 21 days. The expiry date of the site notice is the 6th December 2014. No submissions have been received at the writing of this report, however any submissions will be reported to the Planning Committee on the Update Sheet.

The application was also referred to the Breedon on the Hill Parish Council and NWLDC's Archaeologist. No responses have been received at the writing of this report, however any comments will be reported to the Planning Committee.

Planning Policy

Although the proposal is located within land designated as 'open countryside', the use as a residential annexe is appropriate as it is residential in nature and is to be used in association with the existing dwelling. The extension is marginally larger than the existing dwelling's footprint before the fire, with the design, scale, materials used being appropriate to the setting of the building. It is considered that the application would be compliant with the concept of sustainable development of the NPPF as well as compliance with Saved Policies S3, E3, E4, T3 and T8 of the North-West Leicestershire Local Plan.

Conclusion

The report indicates that the subject site is an isolated dwelling located within open countryside. The dwelling is not listed, however contains an archaeological record of the site, and further feedback from the Archaeological team is awaited. Although further conditions may be imposed from Archaeology, this designation is not considered to affect the granting of planning permission.

Although the dwelling is located in the open countryside, the residential use of this site has already been established. A previous fire destroyed part of the eastern section of the building, and the proposed extension would be constructed in the same location, albeit marginally larger than the existing footprint. The application is supported by a letter from the doctor of the intended residents which are the parents of the applicant. The letter states that both parents are in fairly good health, however have chronic medical conditions which will mean that in later life they would require suitable accommodation and care as they get older. The proposed annexe would contain facilities such as kitchen, bedroom, bathroom and living area, and is also connected to the main dwelling for access to any other facilities and would be part of the

existing dwelling. A planning condition would ensure that the annexe is only used for purposes in association with the main dwelling. Although it is important to consider new development in sustainable locations, the fact that the residents of the annexe will have immediate access to their family will ensure that proper care, transport and medical assistance is given to the family members if needed.

The proposed residential annexe is not visible from the street and is appropriately setback from surrounding neighbours, the closest of which is 300 metres away. The annexe follows a similar footprint to the existing dwelling before the fire and would not result in any detrimental amenity impacts to surrounding residents. The resultant design and scale of the residential annexe is appropriate to its setting and utilises materials which will not detract from the appearance of the existing dwelling. The annexe includes land for 2 vehicles to be parked, as well appropriate turning heads to allow vehicles to enter and exit the property safely. Taking the above into account, it is considered that the application would be in compliance with the NPPF and Saved Policies S3, E3, E4, T3 and T8 of the North-West Leicestershire Local Plan.

It is therefore recommended that the application is approved.

RECOMMENDATION - APPROVE; and delegated authority is given to the Director of Services to apply any additional conditions received from consultees during the consultation period

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the erection of a two storey side extension for the purpose of a residential annexe. The existing dwelling consists of a two storey brick dwelling with a slate roof which is rectangular in shape and runs north to south, and has a projecting wing protruding from the eastern facade. The topography of the land at the dwelling is varied, with the existing dwelling cut into the slope of the land, with land to the north-west of the dwelling approximately 2.6m taller than the ground level of the dwelling. The existing dwelling is accessed via a private driveway off Slade Lane which is approximately 250 metres long. As a result of a chimney fire, approximately a 56Sqm footprint of the eastern part of the building has been demolished.

The residential annexe is constructed in a rectangular building running north-south and joins the existing dwelling via the protruding eastern wing of the existing dwelling. The annexe is proposed to be two storey, have dimensions of 13.71 metres x 4.94 metres and will have an eave height of 4.3 metres and a ridge height of 6.7 metres. Due to the difference in topography, the annex will contain an entrance via a bridge to the east to the first floor level to the ground which is 2.6 metres taller than at the front of the property. The proposed annexe would have a footprint of 67Sqm.

2. Publicity

No neighbours have been notified.

Site Notice Posted

3. Consultations

Breedon On The Hill PC consulted

County Archaeologist consulted 19 November 2014

4. Summary of Representations Received

The application was advertised to surrounding neighbours by letter, as well as a site notice placed for 21 days. The expiry date of the site notice is the 6th December 2014. No submissions have been received at the writing of this report, however any submissions will be reported to the Planning Committee.

The application was also referred to the Breedon Parish Council and NWLDC's Archaeologist. No responses have been received at the writing of this report, however any comments and/or proposed conditions will be reported to the Planning Committee.

5. Relevant Planning Policy

National Planning Policy Framework (NPPF) - March 2012

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
- Paragraph 17 sets out the 12 key principles that should underpin plan-making and decision-taking, which include:
- always seek to secure high quality design and a good standard of amenity;
 - take account of the different roles and character of different areas, including recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - support the transition to a low carbon future in a changing climate;
 - contribute to conserving and enhancing the natural environment and reducing pollution; and
 - take account of and support local strategies to improve health, social and cultural wellbeing.
- The sections of the NPPF that are relevant to this application are:
- Chapter 7 Requiring Good Design;
 - Chapter 8 Promoting Healthy Communities;
 - Chapter 10 Meeting the Challenge of Climate Change, Flooding and Coastal Change;

The NPPF (Para 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

North West Leicestershire Local Plan

Policy S3 sets out the circumstances in which development will be permitted outside the 'limits to development.'

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings;

Policy E4 seeks to achieve good design in new development and requires new development to respect the character of its surroundings;

Policy T3 requires appropriate circulation of vehicles within site in order to not impact upon highway safety.

Policy T8 requires that parking provision in new developments be kept to the necessary minimum, having regard to a number of criteria;

6. Assessment

Principle of the Development and Sustainability

The principle of residential use of the site has already been established by the existing dwelling. The proposed residential annexe is ancillary to the use of a dwelling, and it is therefore

appropriate that a condition on the decision notice be imposed to ensure that the use of the annexe will remain ancillary to the use of the dwelling. Taking this into account, the proposal is compliant with Saved Policy S3 of the North-West Leicestershire Local Plan.

Amenity

The proposed annexe will be located in a relatively isolated location where the closest neighbour is approximately 300 metres to the north which is an appropriate distance to not cause any detrimental amenity impacts to the surrounding area. Taking this into account, the proposal is compliant with Saved Policy E3 of the North-West Leicestershire Local Plan.

Design

The annexe follows a similar footprint to the existing dwelling before the fire and continues various elements such as roof height, and materials to that of the existing dwelling. The resultant design and scale of the residential annexe is appropriate to its setting and utilises materials which will not detract from the appearance of the existing dwelling. Given that the proposed location was where a previous component of the building once stood, there would be no adverse impacts as a result of openness of the countryside. Taking this into account, the proposal would comply with Saved Policy E4 of the North-West Leicestershire Local Plan.

Parking and Highway Safety

The annexe includes space for 2 vehicles to be parked, as well appropriate turning heads to allow vehicles to enter and exit the property safely. Taking this into account, the proposal is compliant with Saved Policies T3 and T8 of the North West Leicestershire Local Plan.

Other Considerations

The need of the annexe has been established by a letter written by the doctor of the intended applicants. The letter states that both parents are currently in fairly good health, however have chronic medical conditions which may mean that their health deteriorates later in life so that they would require suitable accommodation and care. It is considered that these are appropriate reasons to demonstrate a need for the residential annexe at the above site.

Conclusion

The report indicates that the subject site is an isolated dwelling located within open countryside. The dwelling is not listed, however contains an archaeological record of the site, and further feedback from the Archaeological team is awaited. Although further conditions may be imposed from Archaeology, this designation is not considered to affect the granting of planning permission.

Although the dwelling is located in the open countryside, the residential use of this site has already been established. A previous fire destroyed part of the eastern section of the building, and the proposed extension would be constructed in the same location, albeit marginally larger than the existing footprint. The application is supported by a letter from the doctor of the intended residents which are the parents of the applicant. The letter states that both parents are in fairly good health, however have chronic medical conditions which will mean that in later life they would require suitable accommodation and care as they get older. The proposed annexe would contain facilities such as kitchen, bedroom, bathroom and living area, and is also connected to the main dwelling for access to any other facilities and would be part of the existing dwelling. A planning condition would ensure that the annexe is only used for purposes in association with the main dwelling. Although it is important to consider new development in sustainable locations, the fact that the residents of the annexe will have immediate access to their family will ensure that proper care, transport and medical assistance is given to the family members if needed.

The proposed residential annexe is not visible from the street and is appropriately setback from surrounding neighbours, the closest of which is 300 metres away. The annexe follows a similar footprint to the existing dwelling before the fire and would not result in any detrimental amenity impacts to surrounding residents. The resultant design and scale of the residential annexe is appropriate to its setting and utilises materials which will not detract from the appearance of the existing dwelling. The annexe includes land for 2 vehicles to be parked, as well appropriate turning heads to allow vehicles to enter and exit the property safely. Taking the above into account, it is considered that the application would be in compliance with the NPPF and Saved Policies S3, E3, E4, T3 and T8 of the North-West Leicestershire Local Plan.

It is therefore recommended that the application is approved.

RECOMMENDATION - PERMIT, subject to the following conditions; and delegated authority given to the Head of Planning to apply any additional conditions received by consultees during the course of the consultation period;

- 1 The development 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).

- 2 The development shall be carried out and completed strictly in accordance with the approved details to the satisfaction of the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority:
 - Proposed OS & Block Plans; Dated 06.10.14, Drawing Number P001, Rev B;
 - Proposed Elevations, Dated 27.09.14, Drawing Number P004, Rev A;
 - Proposed Floor Plans, Dated 27.09.14, Drawing Number P003, Rev A;
 - Proposed Plans & Elevations, Dated 27.09.14, Drawing Number P002, Rev AAll plans drawn by RT of Turner and Co Consulting Ltd

Reason- To ensure complete and proper development of the site.

- 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 with the Local Planning Authority.

Reason- to ensure a satisfactory standard of external appearance.

- 4 The development hereby approved shall be occupied solely by members of the household of the principal dwelling (Ambro Mill, Slade Lane) or their dependents, and shall not be severed from the principal house as a separate and unconnected dwelling.

Reason - to define the terms of this permission for the avoidance of any doubt, and the creation of an additional dwelling may be unacceptable in this location.

Notes to applicant

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning

PLANNING APPLICATIONS- SECTION A

Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).