DELEGATED REPORT

Recommendation Made: 18 December 2008

Reference:- 08/00845/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr Mick Gist
77 Main Street
Newbold Verdon
Leicester
Leicestershire

Location:- 77 Main Street Newbold Verdon Leicester Leicestershire LE9 9NP

Proposal:- PARTIAL DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DWELLINGS

Introduction:-

Application for erection of two 'Starter Homes' adjacent to 77 Main Street Newbold Verdon. The application site currently consists of a detached bungalow on an elevated plot. There is a link detached single pitched roof garage, and a detached single garage . To the rear of the property is a large garden with a number of outbuildings. The site faces onto Main Street, opposite the Jubillee Inn Public House. West of the site is a small complex of sheltered housing and to the East are two storey, 1980's Jelsons Properties.
The application proposes demolition of the garages adjoining and adjacent to 77 Main Street, and erection of a two story building divided into two dwellings. Accommodation will be arranged over three floors with bedrooms in the roofspace. Conservatories are proposed to the rear. The area to the front of the proposed dwellings and the existing bungalow will be hard surfaced, providing parking for 6 vehicles. The existing access will be widened, and the front retaing wall replaced with wrought iron railings. To the rear of the proposed dwellings will be long narrow gardens, each providing approximately 105 square meters of amenity space.
The accompanying Design and Access Statement concludes that the proposal will have a positive impact on the street scene and will provide a much needed local resource.

Consultations:-

No Objections have been received from:-

The Environment Agency
Severn Trent Water
Parish Council

Leicestershire County Highways has no objections to the application subject to conditions.

Environmental Services have commented that surface water should be discharged to a soakaway.

Two letters of objection have been received from neighbours, these raise the following issues:-
Privacy and overlooking;
Detriment to visual amenity ;
Design;
Concerns with the ownership of the trees along the rear boundary, and subsequence problems with their removal;
Concerns with the type of development proposed;
Concerns over the accuracy of the plans.

Development Plan Policies:-

PPS1 - Sustainable Design

PPS3 - Housing

BE1 - Siting and Design

SPG -House Extensions

spd - Design Guidance

Appraisal:-

Conclusion
The main planning considerations in this case are the design of the proposal and the impacts on visual amenity and the character of the street scene.
Visual amenity and Character of the Street Scene
The area is characterised by a range of style and age of buildings, which accommodate a staggered building line. Number 77 Main Street comprises a bungalow, with dwellings further west comprising bungalows providing sheltered housing accommodation. Accordingly ridge heights to the west are low. To the East, a greater distance from the proposal than the bungalows to the West, are two storey dwellings. Given the height of the proposal, it appears incongruous in relation to the existing dwellings and the character of the street scene. Resultant of the width of the plot and the position of the existing dwelling on site, the proposal has been awkwardly shoe horned into an inadequate space. Accordingly its position has a poor relationship with the existing property, and those in the wider vicinity, and leaves inadequate space to access both the side and rear of the property. Although the required number of off road parking spaces have been provided, their dimension is slightly less than that defined, and their layout will be to the detriment of the safety and amenity of future residents of the properties which they serve. Despite the substantial size of the plot, given its width and the position of the proposal; the development constitutes overdevelopment of the site.
Design
The design of the dwellings is poor and they bear no relevance to the design of surrounding properties. They have an uninteresting, blank façade, and lack any front entrance. In addition the car dominated frontage will further detract from the character of the street.
The combined impact of the massing, scale and design of the proposal, their elevated position and their proximity to adjacent properties results in the development being considered unacceptable

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

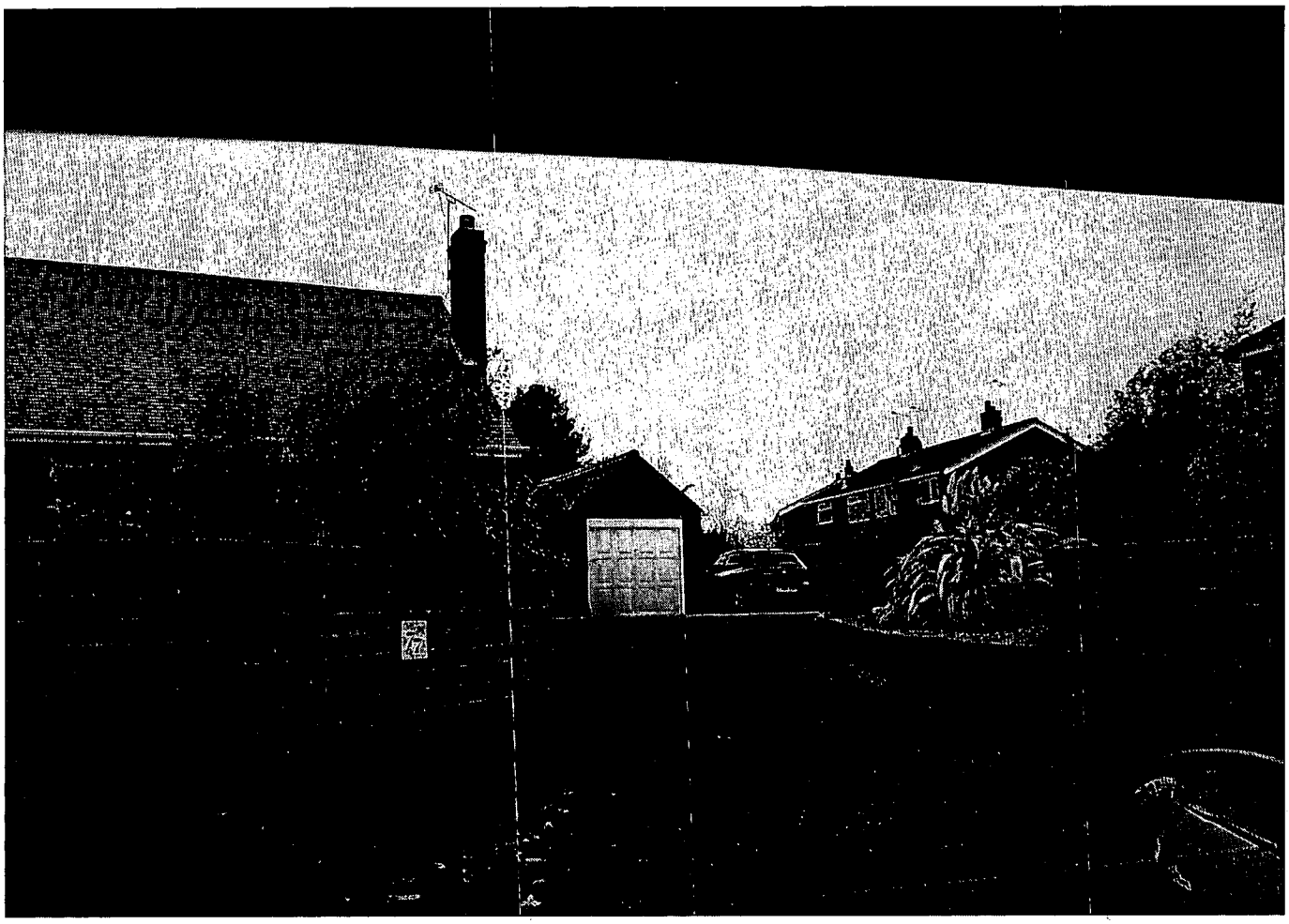
In the opinion of the Local Planning Authority the proposed dwellings by virtue of their scale, massing ,siting, elevated position and design, represent an incongruous form of over development of the site, having an overbearing impact on the surrounding properties and being to the detriment of residential amenity and the visual character of the street scene. The development is therefore contrary to the intentions of Planning Policy Statements 1 and 3, Policy BE1 of the adopted Hinckley and Bosworth Local Plan, and the Councils adopted Supplementary Planning Guidance on New Residential Development.

2 In the opinion of the Local Planning Authority the parking layout will result in a car dominated frontage, which combined with the scale of the development proposed and the sites elevated position will have a detrimental impact on the character of the street scene and the amenity of existing and proposed residents . For this reason the proposal is contrary to the intentions of Planning Policy Statements 1 and 3 as well as Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Councils adopted Supplementary Planning Guidance on New Residential Development.

3 In the opinion of the Local Planning Authority, the lack of any financial contributions to address the increase in pressure placed on the existing play and open space facilities would not accord with the Local Planning Authority's Supplementary Planning Document on Play and Open Space Guide adopted in September 2008 and Policy REC3 of the adopted Hinckley and Bosworth Local Plan.

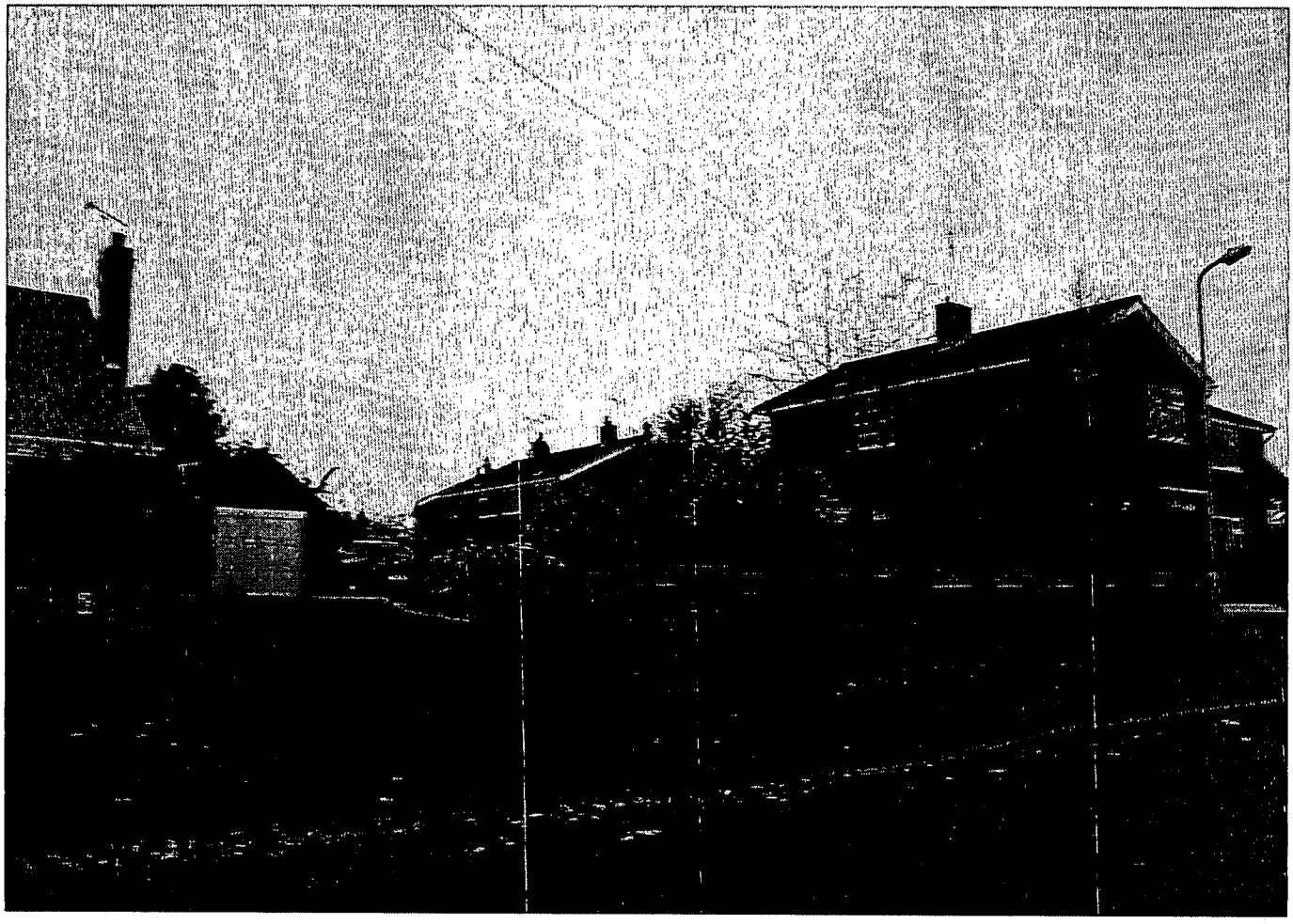
4 List of plans used in the determination of this application:-
Plan1, Plan2, drawing no. 6009, design and access statement

Contact Officer:- Eleanor Shaw Ext 5691



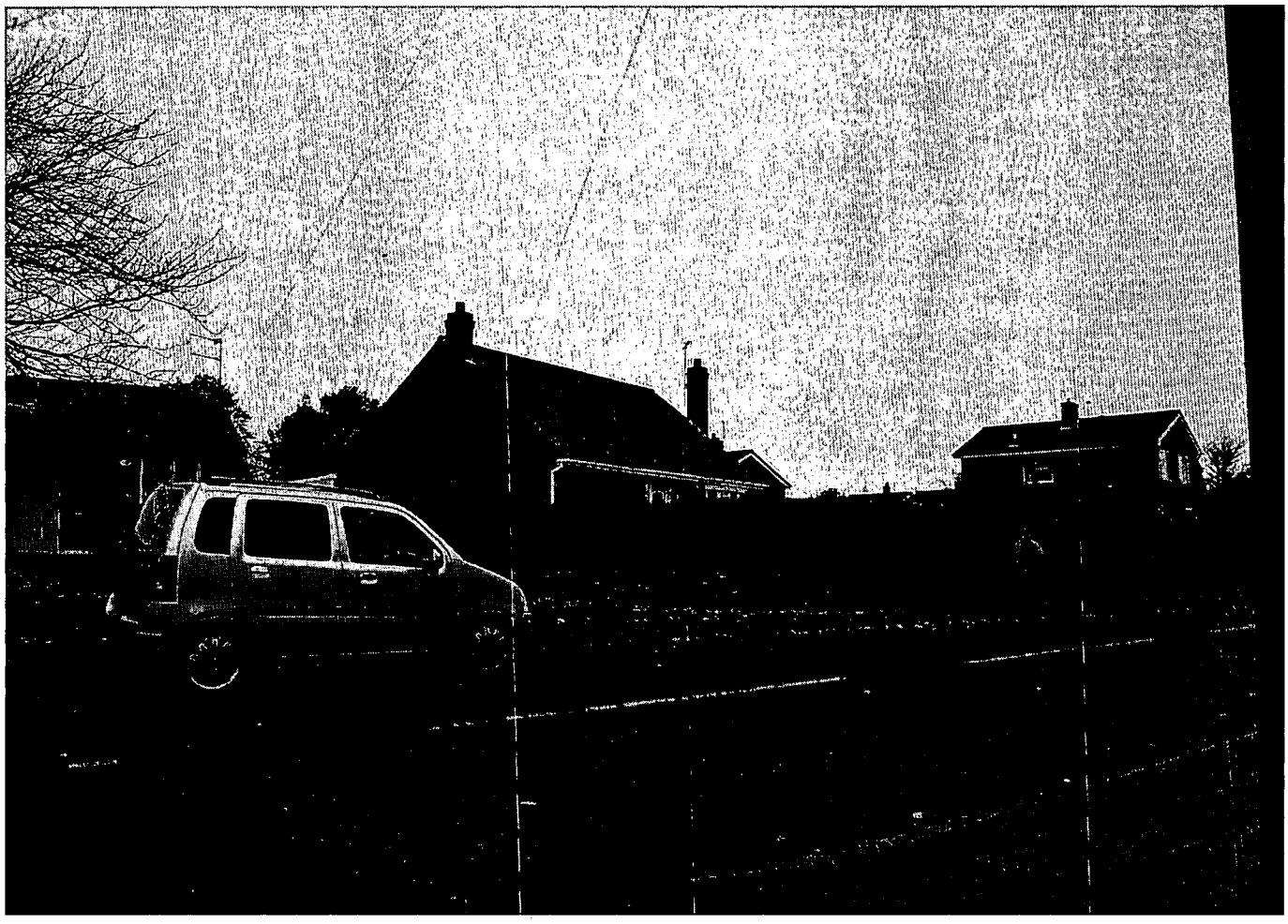


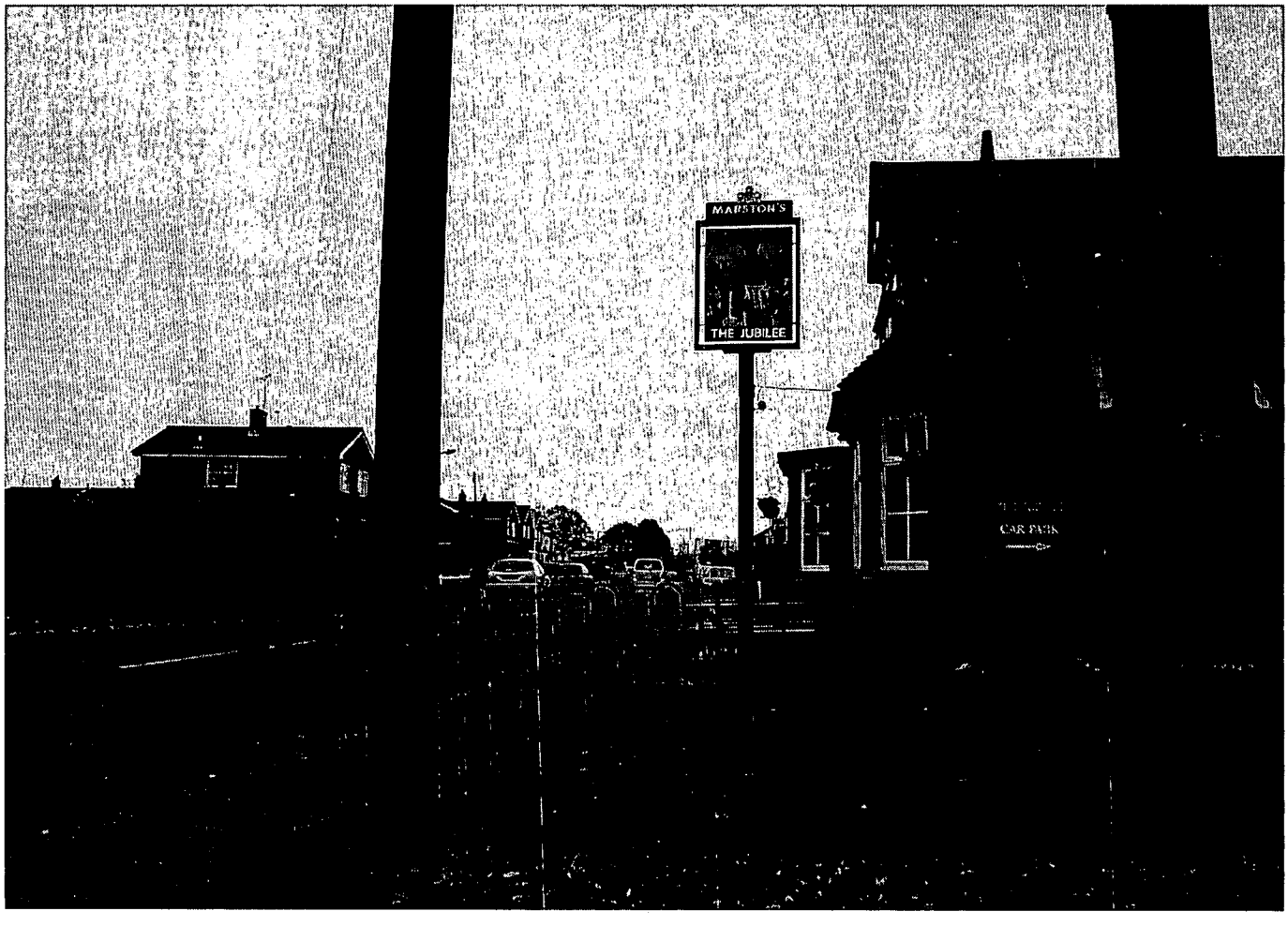











MARSTON'S
THE JUBILEE
CAR PARK