

REPORT NO: 165/2014

DEVELOPMENT CONTROL AND LICENSING COMMITTEE

22ND JULY 2014

**PLANNING APPLICATIONS TO BE DETERMINED BY THE
DEVELOPMENT CONTROL AND LICENSING COMMITTEE**

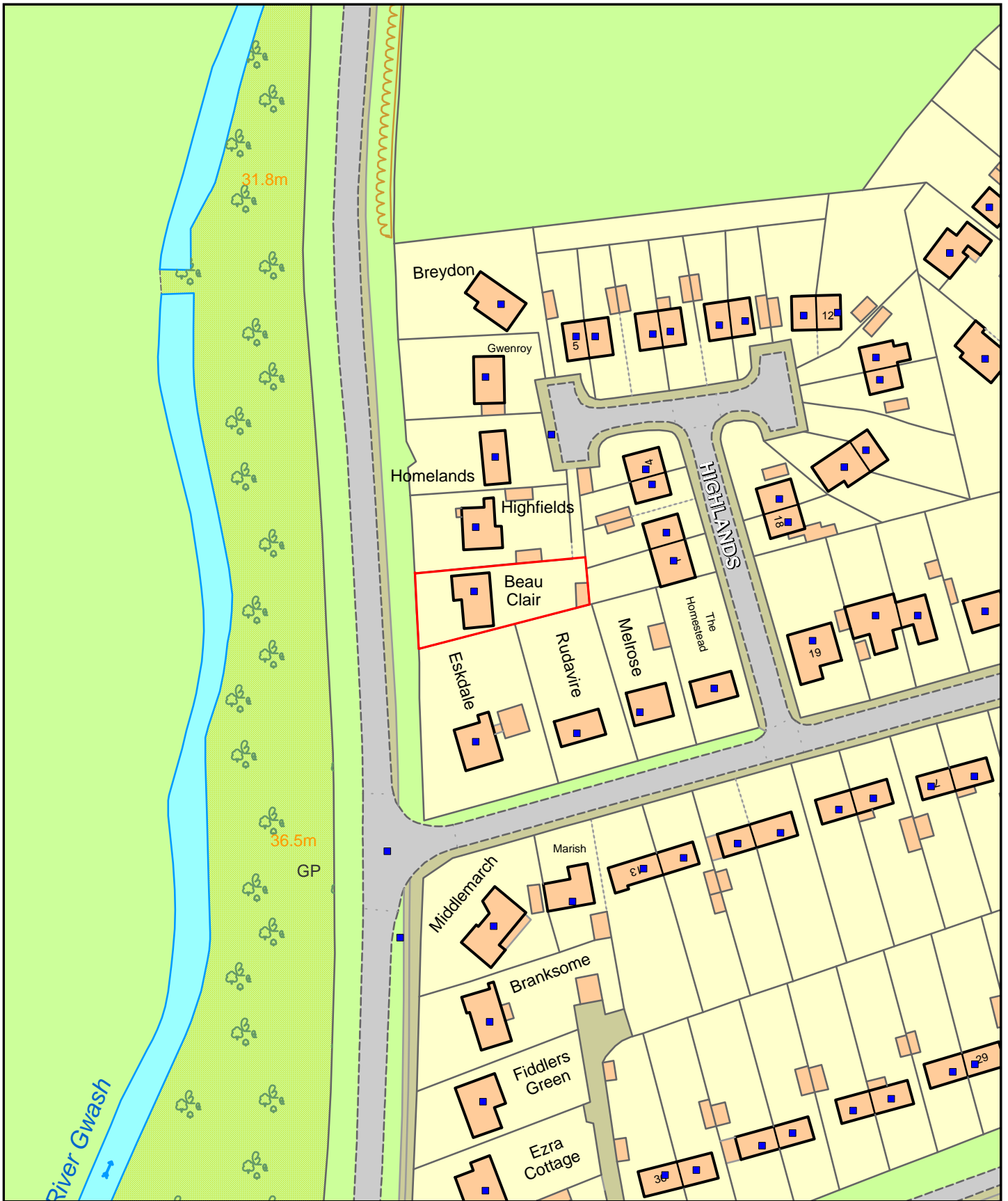
**REPORT OF THE DIRECTOR FOR PLACES
(ENVIRONMENT, PLANNING AND TRANSPORT)**

Rutland County Council

Development Control & Licensing Committee – 22nd July 2014

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Ordnance Survey [100018056]

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Date of plot: 09/07/2014



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2014/0492/FUL	ITEM 1	
Proposal:	New access from Stamford Road (A6121) into new parking area at the front of dwelling.		
Address:	Owl Cottage, Stamford Road, Ryhall		
Applicant:	Mrs H Conte	Parish	RYHALL & BELMESTHORPE
Agent:	James Richardson	Ward	Ryhall and Casterton
Reason for presenting to Committee:	Staff Application and Parish objection		
Date of Committee:	22 July 2014		

EXECUTIVE SUMMARY

Amended plans have been received to satisfy the highway authority. The Parish Council objects on the grounds of highway safety. There is a wide verge with good visibility and the highway authority now has no objection.

RECOMMENDATION

APPROVAL, subject to the following conditions:

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 by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 498/102A.

Reason - For the avoidance of doubt and in the interests of proper planning.

Site & Surroundings

- The site is located on the A6121 Stamford Road on the western edge of Ryhall, some 285m south of the traffic lights over the narrow bridge and 55m north of the junction with New Road. The property is a modern brick built bungalow with rooms in the roof and is set at a higher level than the carriageway. There is a wide grass verge, which is part of the highway, in front of its 600mm high boundary wall, behind which is a garden 9-10m deep.
- The property has a vehicular access to the rear via Highlands and a long narrow private track serving 3 at least properties. The site is within the 30mph speed limit.

Proposal

- It is proposed to create a new vehicular access to the A6121. This involves a crossing of the wide verge, breaching the garden wall and creating a hardstanding and turning area in the front garden. The first 2m of the crossing would be in tarmac with the remainder in permeable paviers. Details are shown in the **Appendix**.

Relevant Planning History

Application	Description	Decision
172/59	Erection of bungalow	Approved Oct 59
46/71	Lounge extension	Approved Mar 71
76/0284	Extensions to dwelling	Approved Aug 76
81/0423	Additions to bungalow	Approved Nov 81

Planning Guidance and Policy

Rutland Local Plan

EN29 - Amenity

HT5 – Safe access

Other Considerations

Site Allocations and Polices DPD

SP14 – Design & Amenity

Consultations

- Ryhall Parish Council
Object to the planning application for vehicular access from the A6121 on safety grounds. The A6121 road is increasingly busy and the property is close to the New Road junction. A driveway here would compromise safe use of the road for both property owner and other motorists. There are traffic surges from the traffic lights on the Tally Ho bridge (on the right hand side of the property) which would be affected by anyone turning into the driveway from the Stamford direction or attempting to gain access to the A6121 to head in the Essendine direction. On the left hand side (seen from the property) there is regular traffic from the Stamford area which would be slowed or stopped by anyone in that lane seeking to turn into Owl Cottage. Visibility is not ideal on this hillside and is an issue from both directions, particularly the bridge. This application, if approved, would create a potentially dangerous hazard on a stretch of the road where none exists at the moment.
- RCC Highways
Initial objection on the grounds that the gradient was too steep. No objection to revised plan.

Neighbour Representations

- None

Planning Assessment

- The main issues are highway safety and visual amenity.

Highway Safety

- The site is fronted by a grass highway verge approximately 6m deep. The land is relatively flat behind the pavement and then slopes gently up to the front boundary wall from approximately 2.5m in front of the wall. The slope of the new access would

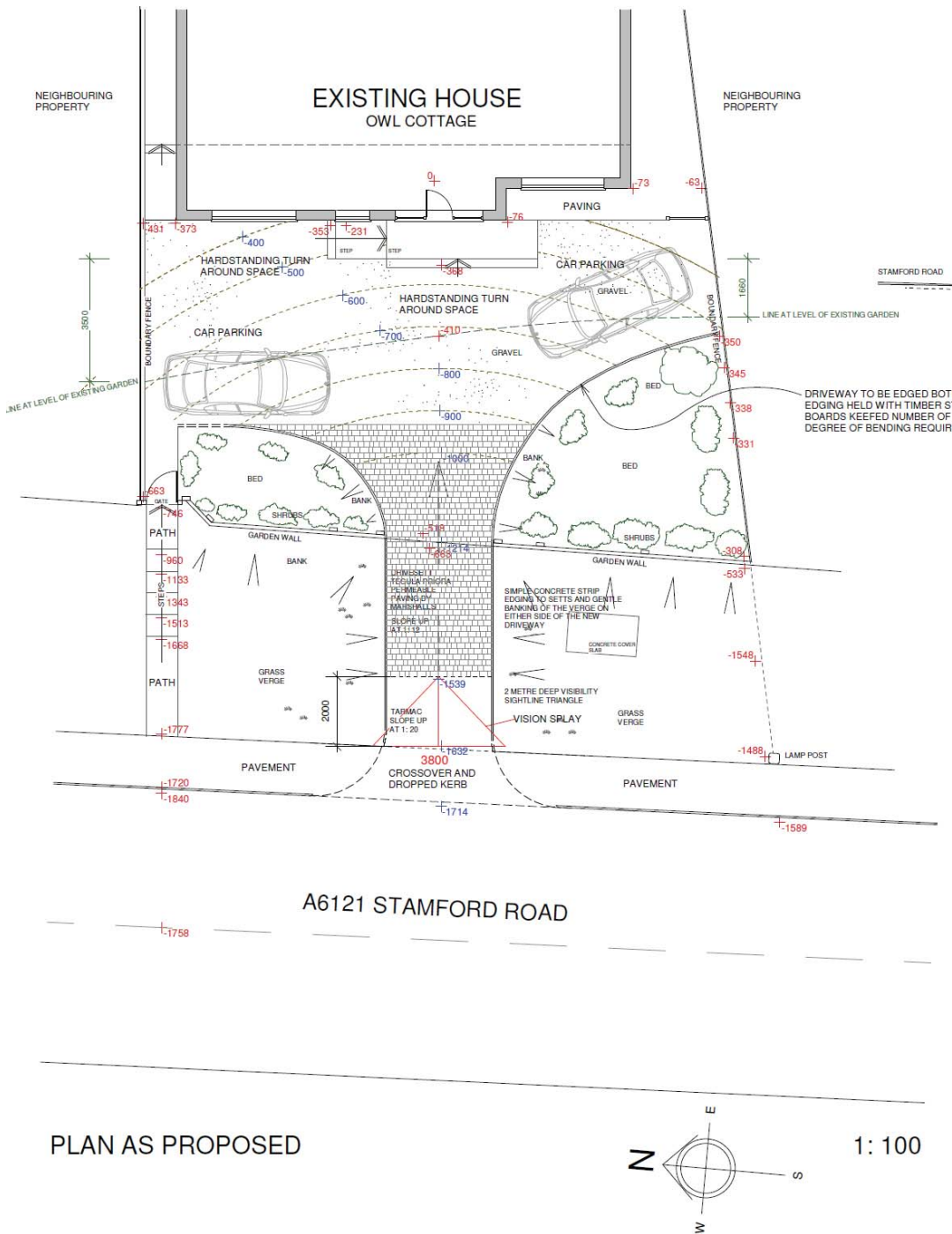
be 1 in 20 for the first 2m behind the pavement and then 1 in 12 up into the front garden of the property. The drive would be hard surfaced in permeable paviers for 3m into the site and then loose gravel beyond. This will prevent gravel and rainwater spilling onto the road.

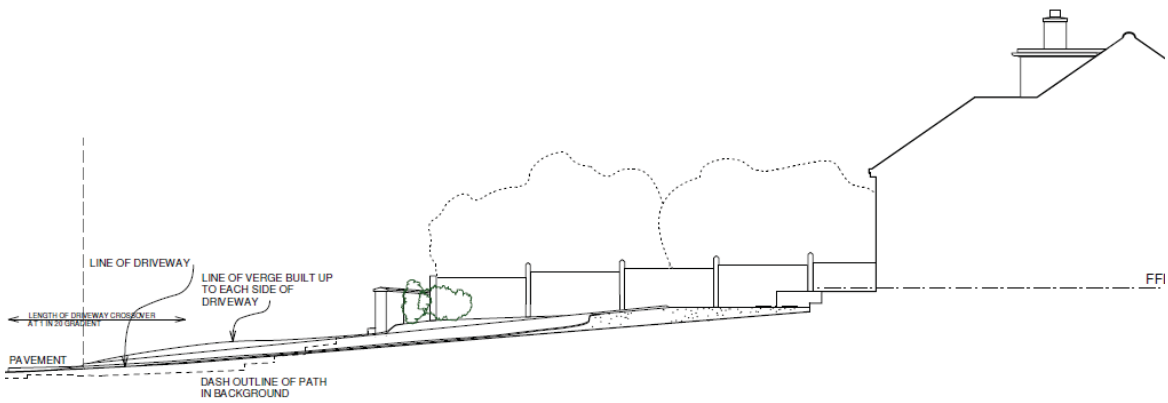
9. Visibility is considered to be adequate in both directions, assisted by the wide highway verge.
10. Notwithstanding the Parish concerns, in the absence of a highway objection it would be difficult to justify refusal on highway safety grounds.

Visual Impact

11. The wall across the front of the site is 600mm high and the proposal would involve a breach of 3m to provide access. The overall impact on the street scene is considered to be minimal.

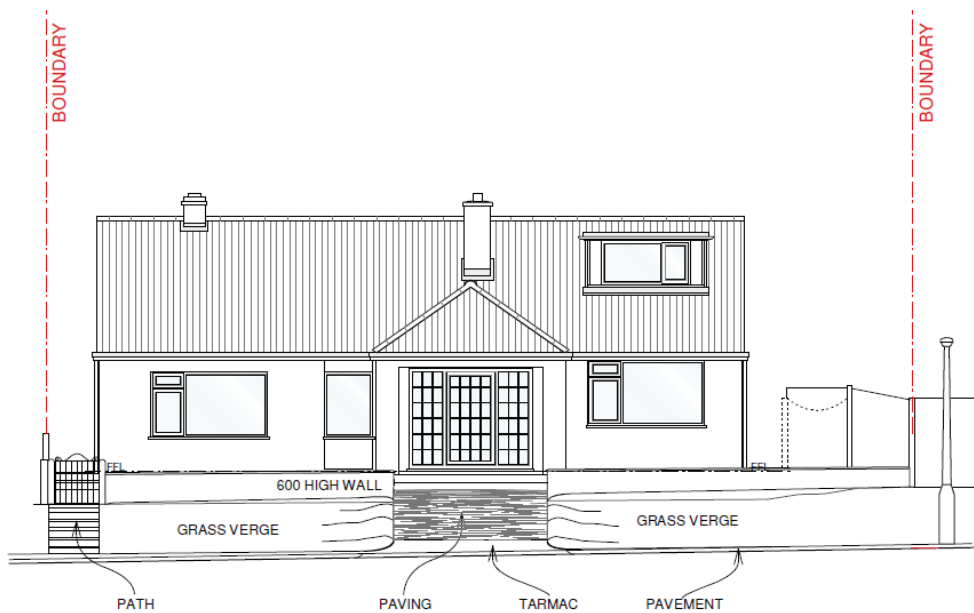
Appendix 1





SECTION AS PROPOSED THROUGH DRIVEWAY

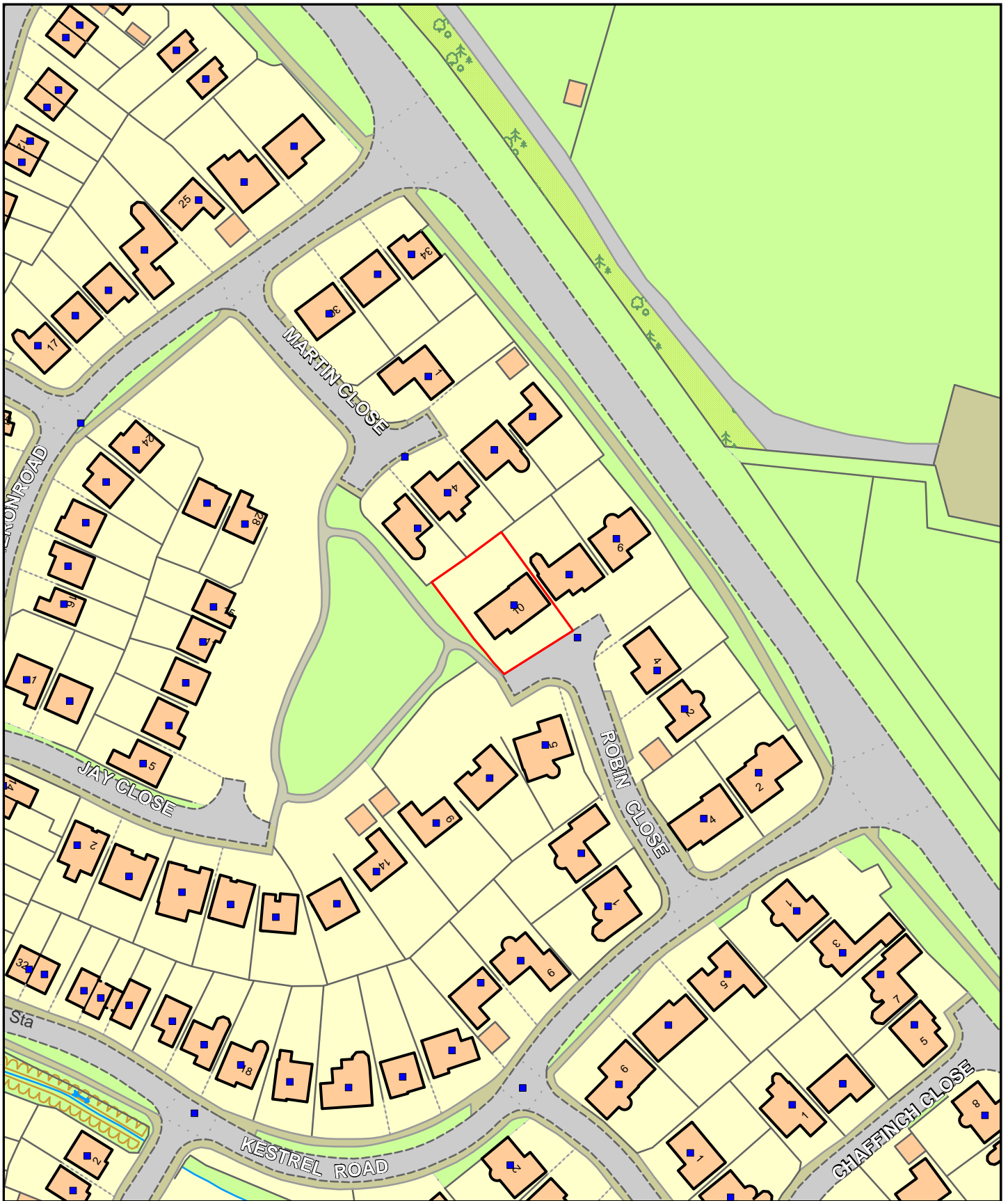
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FRONT ELEVATION AS PROPOSED

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Ordnance Survey [100018056]

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Date of plot: 09/07/2014



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2014/0523/FUL	ITEM 2	
Proposal:	First floor extension above existing garage.		
Address:	10 Robin Close, Oakham,		
Applicant:	Mr and Mrs Kirkland	Parish	OAKHAM
Agent:	Mr Ansell	Ward	Oakham North-West
Reason for presenting to Committee:	Applicant is an employee of the Council		
Date of Committee:	22 July 2014		

EXECUTIVE SUMMARY

The proposal is in keeping with the character of the street and does not create a detrimental impact to neighbouring amenity. It is therefore in accordance with the policies in the Development Plan and is recommended for approval.

RECOMMENDATION

APPROVAL, subject to the following conditions:

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 by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DK/REGS/01/2014, DK/REGS/02/2014, received on 10 June 2014.
Reason – For the avoidance of doubt and in the interests of proper planning.

Site & Surroundings

1. The dwelling is in a cul-de-sac, Robin Close, off Kestrel Road in north eastern Oakham. Robin Close is characterised by large detached dwellings of varying designs with double garages.
2. The application site is a detached dwelling with a hipped roof and an attached double garage to the north eastern elevation. The site includes parking for four vehicles (including the two garage spaces).
3. In general, the design of the existing dwelling matches that of the two dwellings to the north east (no's 6 and 8). However no 6 has accommodation over the garage similar to that proposed in this application. To the south west of the site lies an open space.

Proposal

4. This proposal is for the erection of a first floor extension above the attached double garage. This would provide an additional bedroom, however no net increase to the number of bedrooms will be created, as the submitted plans also indicate internal works showing the 'box room' of the property is being lost to allow for a bigger main bathroom.

Relevant Planning History

Application	Description	Decision
2005/0579	Construction of single storey extension to rear (north-west) elevation and first floor extension to side (north-east) elevation of dwellinghouse	Approved July 2005

Only the rear extension has been implemented. The unimplemented first floor extension is a different design to the current proposal.

Planning Guidance and Policy

National Planning Policy Framework

Paragraphs 11-16 (Presumption in favour of sustainable development)
Section 7. Requiring Good Design

The Rutland Core Strategy

CS01 – Sustainable Development Principles
CS02 – The Spatial Strategy
CS05 – The Spatial Strategy for Oakham
CS19 – Promoting Good Design

Rutland Local Plan

EN29 - Amenity

Other Considerations

Site Allocations and Policies DPD (2013)
SP04 – Built development in the towns and villages
SP14 – Design & Amenity

SPG – Extensions to dwellings - 2001

Consultations

5. Oakham Town Council – no comments received

Neighbour Representations

6. None received.

Planning Assessment

7. The main issues are Design and Residential Amenity.

Design

8. The proposal includes a projecting gable end over the garage. While the main dwelling has a hipped roof, the gable end would be located at the end of the cul-de-sac, and would create an end stop feature here. There are also other projecting gable features on some of the surrounding houses within Robin Close.

9. The extensions to dwellings SPD (2001) states that extensions should be subservient to the main dwelling, however in this instance it would be inappropriate to request this amendment as the extension would look out of place if the roof of the proposed extension were to be lower than the main dwelling.

Residential Amenity

10. The proposal will not create any overbearing impact or loss of light to the neighbouring property, 8 Robin Close. There are no windows proposed to the side elevations, and no loss of privacy to neighbouring residents.