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## Rutland County Council

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2019/0116/FUL</b>	<b>ITEM 1</b>	
Proposal:	<b>Proposed 3 bedroom dwelling in garden of 2 Wing Road, Manton, Rutland</b>		
Address:	<b>Adj to 2 Wing Road Manton Rutland LE15 8SZ</b>		
Applicant:	<b>Ms Amy Moore</b>	Parish	<b>Manton</b>
Agent:	<b>Martyn Jones &amp; Assoc Ltd</b>	Ward	<b>Braunston &amp; Martinthorpe</b>
Reason for presenting to Committee:	<b>Contrary to Development Plan</b>		
Date of Committee:	<b>4 June 2019</b>		

## EXECUTIVE SUMMARY

**The site is outside the Planned Limit to Development for Manton but is previously developed land in a sustainable location. The design is good quality and the proposal meets parking needs. The proposal can therefore be approved.**

## 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 18/021/3d, received on 21 May 2019.  
Reason - For the avoidance of doubt and in the interests of proper planning.
3. No development above damp course level shall be carried out until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction together with details of hedge planting have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.  
REASON: To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
4. The boundary treatment and hedge planting shown on the approve plans shall be erected and planted during the first planting season following occupation and shall be maintained for a period of at least 5 years.  
Reason: In the interests of the appearance of the development in a prominent location.

## Site & Surroundings

1. 2 and 4 Wing Road are a pair of semi-detached cottages facing Wing Road. The site is located on the corner of Wing Road and Lyndon Road, forming the side garden of 2 Wing Road. There is a pre-fab garage on site that would be demolished.

2. There is a low wooden fence to the Lyndon Road boundary although there is a wide grass verge between the fence and the road. There are open fields to the rear of the site.
3. There is no conservation area in Manton and the site is not close to a listed building.
4. The site is outside the Planned Limit to Development (PLD) for Manton, the boundary of which runs along the opposite side of Lyndon Road and then down Cemetery Lane towards the Horse & Jockey PH.

## **Proposal**

5. It is proposed to erect a 2 storey house on the site and provide off street parking for both the new and host dwellings. The design has been modified during the life of the application. The front section would be rendered to match the host property and the rear wing would be brick with a small reveal to make a distinctive break. The roof would be slate. Metal estate railings would go at the front and a post/rail would form a new side boundary. The existing unsightly fence would be removed. See details in the Appendix.

## **Relevant Planning History**

None

## **Planning Guidance and Policy**

### **National Planning Policy Framework 2019**

- Supports sustainable development
- Delivering a sufficient supply of homes
- Making effective use of land
- Support's Good Design
- Excludes residential gardens from the definition of previously developed (brownfield) land, but only in urban areas.

### **The Rutland Core Strategy (2011)**

CS4 – Location of Development – (Countryside)  
CS19 – Promoting Good Design

### **Site Allocations and Policies DPD (2014)**

SP6 – Housing in the Countryside  
SP15 – Design & Amenity

## **Consultations**

6. Highways Please can the applicant provide a drawing of the visibility splays coming out of the driveways?

This road is within a 30mph speed limit and therefore the require visibility

splays are 2.4m by 43m in both directions.

## Neighbour Representations

7. Mr & Mrs Salvador & Anne Valiente  
First of all disappointed that we were not notified in writing of the above planning application which actually affects all the neighbours in the Wing Rd. area. In the past few months the traffic has dramatically increased in Wing Rd. and one feels that the Council is not aware of this. The last thing we need is extra housing meaning extra cars which will be parked on the road even though there are 2 proposed parking spaces on the 2 properties in the submitted plans. People these days tend to have 2 cars per household, not forgetting visitors. At the moment when cars are parked on Wing Rd., the bus just manages to get through and very often the big lorries just about make it. In fact ,most of the time Badgers Close is used as a passing point even though it is a Private Road. Before Planning permission is granted, either the builder or the Council should come up with a solution.
  
8. Mr John McMillan  
the new development includes parking for one car for the new property and one car for the existing property.  
Parking on the roadside outside the properties in Wing Road is already problematic. There is no pavement. The local bus and delivery lorries often struggle to pass at the moment.  
If there is only one car at the new property and indeed one car at the existing property then the problem will not be increased. However many households now have more than one vehicle. And of course there are visitors to the properties.  
A solution would be to remove the hedge opposite the properties and construct an off road parking area for the existing properties at number 2,4, and 6 Wing Road and of course for the new planned development. I hope this suggestion is helpful.
  
9. Miss Amy Moore (Applicant)  
I note the concerns of the occupiers of Badgers Close in relation to the proposed additional dwelling. As suggested by Rutland CC in the preliminary enquiry, the planning application proposes 4 off road car places in total; 2 parking places per house and this is what the drawings show (although it only shows 2 cars, there is space for 4 cars). We have also moved the driveway further away from the T junction to help with the lines of sight for coming out of the driveway. The addition of an extra 4 car parking spaces and adjusted access onto Wing Road will alleviate pressure of parking on the road.

## Planning Assessment

10. The main issues are the principle of development outside the PLD, design, highway safety and residential amenity.

### Principle

11. The site is in open countryside where Policy CS4 states that there has to be special justification, e.g. for a rural worker. However, policies and practice have moved on since 2011. In an attempt to prevent 'garden grabbing' the definition of previously developed or brownfield land in the NPPF was amended to exclude 'residential gardens in urban areas'. There has been case law that determines

gardens in rural areas do not fall within this definition. This particular site, as it is not in an urban area, is still previously developed land where the presumption is in favour of sustainable development. This was also confirmed in a recent appeal in Uppingham.

12. Development of a brownfield site on the edge of a sustainable settlement is now deemed to be acceptable in principle provided all other issues are satisfactory. This was also confirmed at an appeal at the former Greetham Garden Centre.

#### Design

13. The design has been modified slightly in an attempt to make the building 'turn the corner' such that a blank elevation on the side is avoided. The proportions of the building, whilst wider than the host property are still of a traditional scale and roof pitch.
14. The end gable would be rendered and the rear wing would be set back to expose a reveal and be built in a contrasting material, i.e. brick. The balance of openings and brick detailing on the gable end have added interest to what would otherwise have been a bland blank elevation to the main road. 2 chimneys are proposed, one being a dummy on the main roadside elevation.

#### Highway Safety

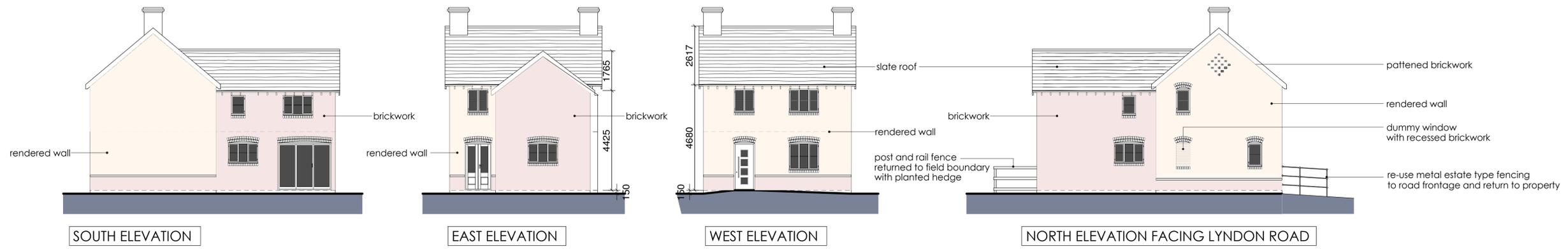
15. The highway authority had asked for a plan showing the required visibility splays from the access.
16. The latest plan indicates adequate visibility to the junction from the access points. It actually moves the access further from the junction than the existing gates.
17. The suggestion by a neighbour to provide parking in the field opposite is not possible. Ownership is unknown and the proposal provides for its own parking requirements on site.

#### Residential Amenity

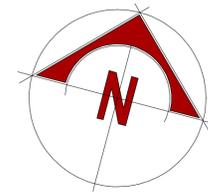
18. The dwelling would be built in the side garden of the host property. There would be no overlooking or overshadowing of adjacent properties. Both properties would have adequate retained garden space. There are therefore no residential amenity issues that prevent an approval and the scheme meets SP15.

#### Overall conclusion

19. The development, whilst outside the PLD, meets all other planning considerations, would not detract from the character of the edge of the village and can therefore be approved.

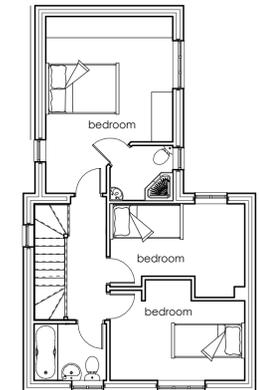
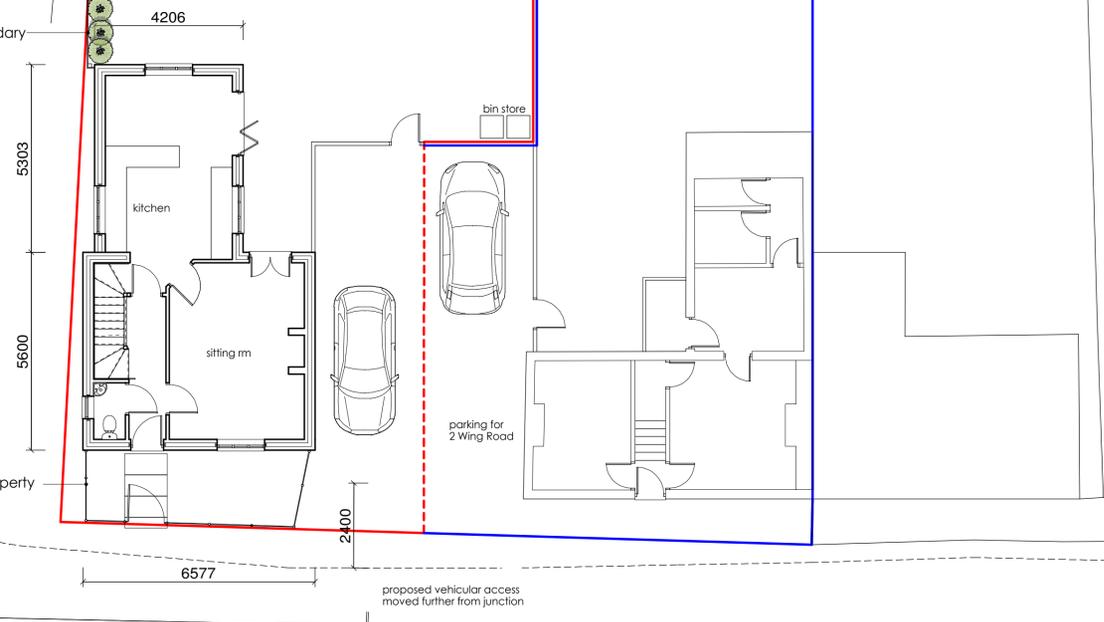


LYNDON ROAD



post and rail fence returned to field boundary with planted hedge

re-use metal estate type fencing to road frontage and return to property



PROPOSED FIRST FLOOR

43000

33925

WING ROAD

PROPOSED NEW DWELLING  
TO SIDE OF 2 WING ROAD, MANTON



1:100 @ A1  
8 January 2019

Martyn Jones  
18/021/3d

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