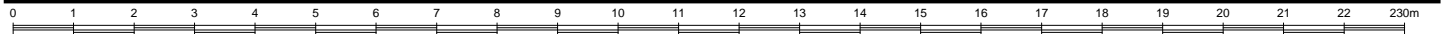


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Ordnance Survey [100018056]

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Time of plot: 16:04
Date of plot: 03/06/2015



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2015/0160/FUL	Item 1	
Proposal:	Demolition of existing garages and construction of two affordable 2 bedroom bungalows with associated parking.		
Address:	Land Adj To 112, Derwent Drive, Oakham, Rutland		
Applicant:	Spire Homes	Parish	Oakham
Agent:	RG & P Ltd	Ward	Oakham South West
Reason for presenting to Committee:	Objections		
Date of Committee	16 June 2015		

EXECUTIVE SUMMARY

The loss of a garage block to allow development of 2 bungalows has generated objections from Oakham Town Council and 2 local residents. Notwithstanding the objections, the developer has demonstrated that there is adequate garage space available on Derwent Drive to cater for those residents that currently occupy garages to be demolished. On that basis there is no other reason to withhold planning permission.

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 40284-002A, 40284-003, 40284-004, 40284-007A, 50080-40284 and the conclusions in Chapter 9 of the acoustic report submitted with the application.
Reason - For the avoidance of doubt and in the interests of proper planning.
3. All hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.
Reason: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.
4. The bungalows hereby permitted shall not be occupied until the boundary treatments shown on the approved plan have been implemented. The acoustic fence shall be subsequently retained.
Reason: To ensure that occupiers are not unduly impacted by noise from the railway line.

Note to applicant: Should any contamination be discovered on site you will need to liaise with the Council's Environmental Protection team and the Environment Agency.

Site & Surroundings

1. The site is located at the northern end of Derwent Drive between the road and the railway line to the east. The site currently comprises a block of 13 single lock up garages set either side of a central access.
2. To the south of the site is a 3 storey block of flats and to the north a pair of semi detached bungalows. At the rear, outside the application site, are a series of containers which are used for storage by local residents.

Proposal

3. The proposal is to demolish the garages and erect a pair of 2-bedroomed semi-detached bungalows with 2 parking spaces each at the front. The bungalows would be for affordable rent. See details in the **Appendix**.

Planning Guidance and Policy

National Planning Policy Framework

- Presumption in favour of sustainable development
- Encourage effective use of brownfield land
- Deliver a wide choice of quality homes

The Rutland Core Strategy (2011)

CS3 – Settlement Hierarchy – Oakham identified as Main Town

CS4 – Location of Development - Oakham will be the key focus for sustainable development

Site Allocations and Policies DPD (2014)

SP5 – Built development in towns & villages

SP15 – Design & Amenity (including Access and parking)

Consultations

4. LCC Archaeology I do not believe the submitted application will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. I would therefore advise that the application warrants no further archaeological action (NPPF Section 12, para. 128-129).
5. Highways Originally objected to loss of garages but now has no objection because the applicant has offered the current occupiers of the garages alternative garages within a close proximity to the development
6. LCC Ecology Unit The ecology report submitted in support of this application (BSG Ecology, December 2014) is satisfactory. No protected species or ecological features of note were identified, and no further action is required.
7. Network Rail Network Rail has no objection in principle to the development, but sets out safety requirements which must be met during development. These would be sent to the applicant as informatives.

Recommend refusal of the construction of two affordable 2 bedroom

8. Oakham Town Council bungalows, however recommend demolition of the garages to provide parking for Derwent Drive residents only.

9. The Environment Agency We have reviewed the Phase 1 Geo-Environmental Report by William Saunders (ref.:11150/12) dated January 2015, with regard to the protection of controlled waters. Based on the available information, given the limited potential sources of contamination at the site and the sensitivity of groundwater in this location, we consider the site poses a low risk to controlled waters.

We have no objection to the proposed development, subject to the inclusion of the condition below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unforeseen contamination is encountered during development is dealt with in an appropriate manner to protect controlled waters.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121). As you are aware the discharge of planning conditions rests with your Authority. It is therefore, essential that you are satisfied that the proposed draft condition meets the requirements of paragraph 4 of the National Planning Practice Guidance (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly. In accordance with the Planning Practice Guidance (Determining a planning application, paragraph 019).

10. Environmental Protection I have reviewed the application and associated noise report by Acute Acoustics (reference 1784 – Oakham Derwent Drive). The report considers the impact of noise from the adjacent railway on future occupants of the proposed development and how these impacts can be mitigated. If the application is approved I would recommend that planning conditions are attached requiring the development to be in accordance with the recommendations in Chapter 9 of the above report, with the additional requirement that the close boarded acoustic fence is extended along the northern and southern boundaries until it at least it reaches a point parallel to the rear elevation of the proposed bungalows.

Neighbour Representations

11. One local resident had no objections subject to:

- The bungalows are let by the owners to new tenants and are not for the purpose of sale. It would also be wise for those tenants to be of mature age.
- Prefer that the existing brick wall between our properties (112 Derwent Drive) is retained (if possible) to at least 2.1 meters high. Alternatively a closed boarded wooden fence 2.1 meters high would be fine

12. Objections have been received from 2 local residents on the grounds of:

- Adjacent resident, rented a garage here for 14 yrs – loss of parking for motorcycle and car
- Derwent Drive is and always has been a terrible place for parking and at times dangerous emergency vehicles have been blocked before
- Are these private or Spire Homes?
- What will happen to our storage sheds behind the garages?
- Would cause undue stress and disruption to elderly residents
- a serious detrimental effect to the parking problem now experienced on Derwent Drive

Planning Assessment

13. The main issues are design, environmental and highway issues.

14. The design and layout of the proposal is attractive and considered to be acceptable. There was a concern that the rear gardens in particular would be overshadowed by the flats to the south but technical evidence in the form of a shadow analysis supplied with the application indicates that shadows would only be cast over the entire gardens at midday in December, with dates in March June and September showing relatively little impact in terms of shadowing. This is considered to be acceptable.

15. The application is accompanied by a noise assessment to address the proximity of the railway to the rear. This concludes in Chapter 9 that the bungalows should be constructed in brick with a 100mm sound absorbing layer above the ceilings and an acoustic fence be erected to the rear boundary. Environmental Protection Officers suggest this fence should wrap around the sides of the plots to the rear corner of each bungalow. A revised boundary treatment plan has been submitted showing the acoustic fence as requested by the Environmental Protection Officer. There are existing properties a similar distance from the railway on both sides.

16. In terms of highway issues, local residents and the Town Council have objected on the grounds of loss of parking on the site. However, Spire Homes have provided evidence that only 10 of the 13 garages are occupied at present with only 5 tenants living within 100m of the site. One tenant who lives on Brooke Road also has a garage attached to their house. Spire has 2 other garage blocks at the southern end of Derwent Drive, just over 100m away, where there are 11 voids (in addition to 5 on West Road) which would be offered to current tenants on the application site in line with their existing policy. On this basis it is considered that it would be difficult to justify refusal on the grounds of loss of parking. The highway authority, whilst having initial concerns about loss of garages, now has no objection based on the alternative provision.

17. With regard to the condition required by the Environment Agency, there is no indication that the site suffers from any kind of contamination so the condition is not considered necessary in this case. An informative note to the applicant would be more appropriate.

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Revision:

Date:

A cw Drawing name changed to 04/02/2015
 Site Layout. Layout amended
 to topo and finalised plot design.
 Note added re acoustic fencing.

Schedule of Accommodation

2 No. 2b3p Bungalow 57m²

200% Parking

Developable Area - 0.04 Hectares

Development Density - 50 Dwellings/ Hectare



Architects · Project Managers · Quantity Surveyors

130 New Walk

Leicester, LE1 7JA

Tel: 0116 204 5800, Fax: 0116 204 5801

email: design@rg-p.co.uk, www.rg-p.co.uk

Project: A development at Derwent Drive, Oakham

Client: Spire Homes Ltd

Sheet title: Site Layout

Ref: 40284 002A

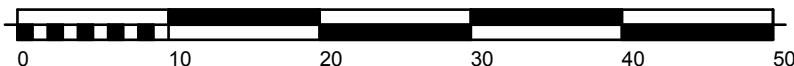
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Date: Oct 2014

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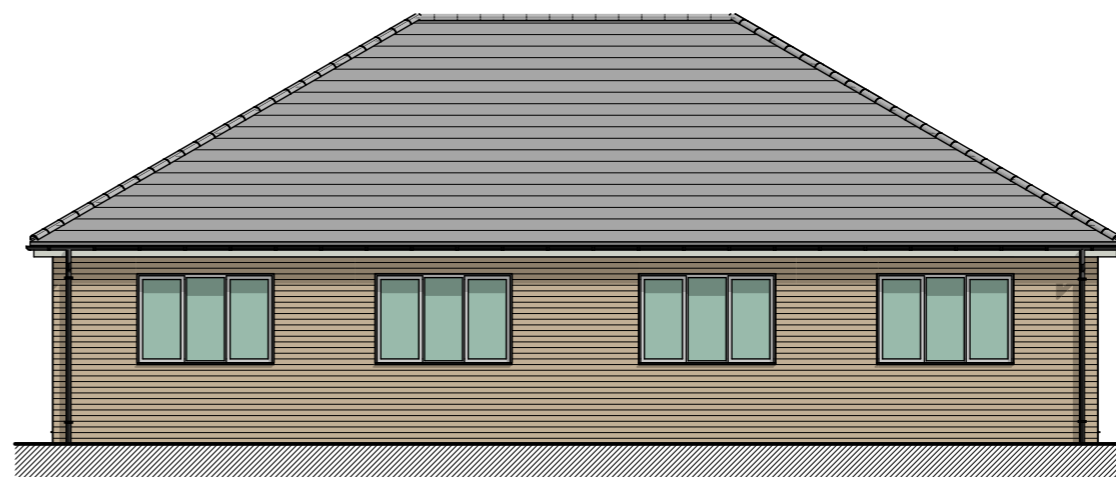


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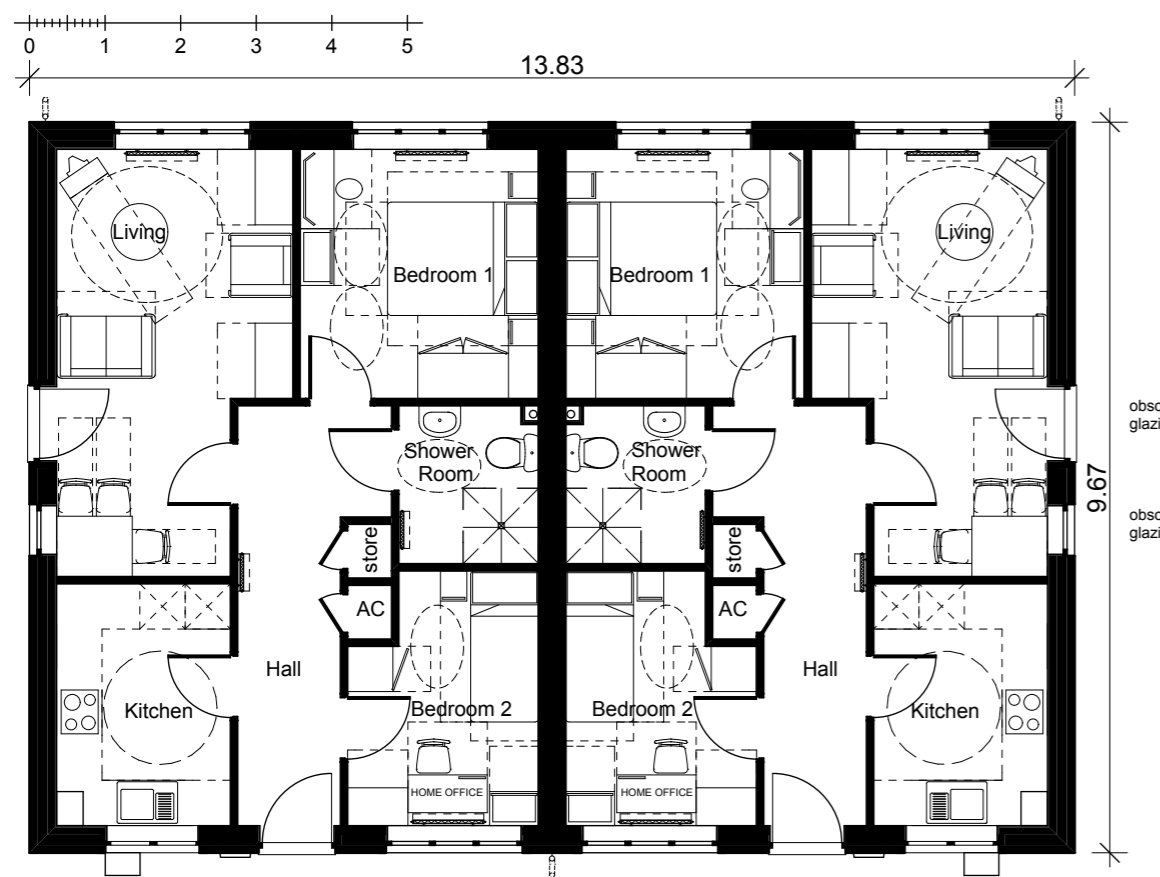




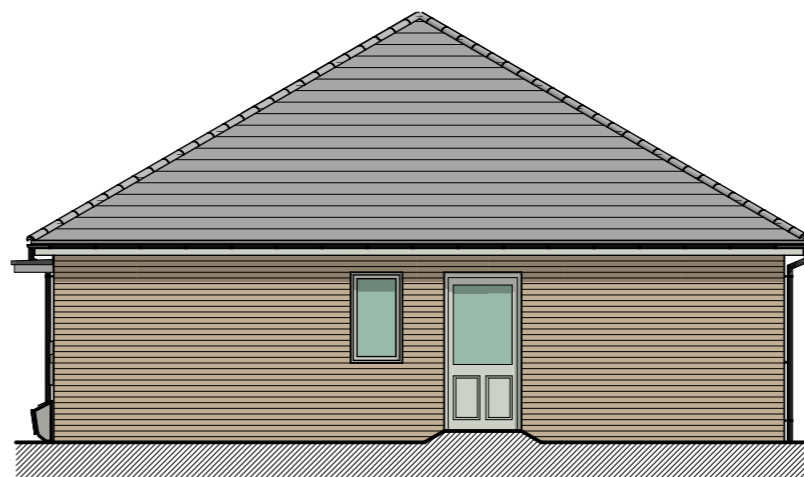
Front Elevation



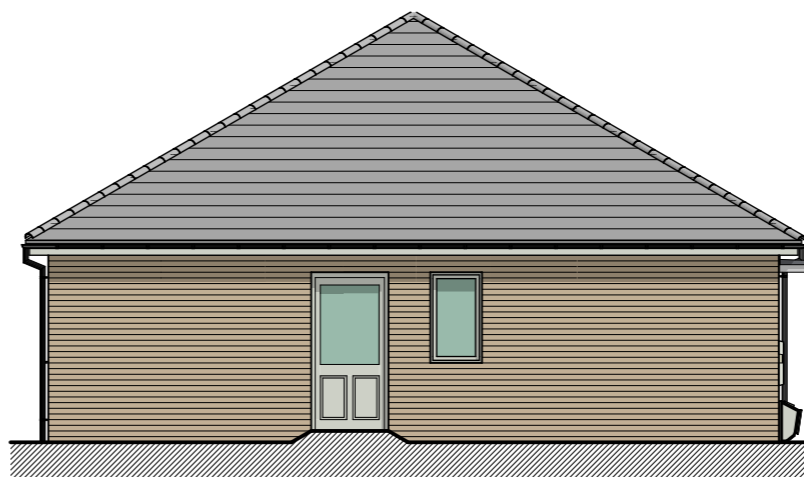
Rear Elevation



Ground Floor



Side Elevation obscure glazing to door and window



Side Elevation



Architects · Project Managers · Quantity Surveyors
 130 New Walk
 Leicester, LE1 7JA
 Tel: 0116 204 5800, Fax: 0116 204 5801
 email: design@rg-p.co.uk, www.rg-p.co.uk

Project: A development at Derwent Drive, Oakham

Client: Spire Homes Ltd

Sheet title: Plots 1-2

Ref: 40284 003

Scale: 1:100 @ A3

Date: Jan 2015

Drawn: CW

Checked: