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Ordnance Survey [100018056]

Scale - 1:1250
Time of plot: 09:54
Date of plot: 02/02/2016



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2015/0967/FUL	ITEM 4	
Proposal:	4 No. detached dwellings to be erected.		
Address:	2-4, Main Road, Glaston, Rutland		
Applicant:	Mr Matthew Brown	Parish	Glaston
Agent:	Mr Tony Ansell, Rutland Planning	Ward	Lyddington
Reason for presenting to Committee:		Neighbour Objections	
Date of Committee:		16 February 2016	

EXECUTIVE SUMMARY

4 dwellings are proposed on this prominent corner site which is subject to objections from adjacent residents. The scheme has been amended to overcome some concerns and whilst these remain the scheme is considered to be acceptable and in accordance with the Development Plan.

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 B&J/Glaston/01C/Planning/2015, B&J/Glaston/02C/Planning/2015 and the 1/500 plan showing visibility splays, all received on 1 February 2016.
Reason - For the avoidance of doubt and in the interests of proper planning.
3. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction 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. No development shall take place within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.
Reason - To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance
5. No development shall take place until the Monkey Puzzle tree on the site, shown to be retained on the approved plan, has been protected by the erection of a temporary protective fence in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fence shall be retained throughout the duration of building and engineering works in the vicinity of the tree. Within this area to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in

the protected area, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The tree is subject to a Tree Preservation Order and is an important feature in the area and this condition is imposed to make sure that it is properly protected while building works take place on the site.

6. The final driveway surfacing beneath the canopy of the protected tree shall be completed before the protective fencing is removed and in accordance with details which shall have been submitted for the approval of the local planning authority. The design shall take account of the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."

Reason - To minimise disturbance to and help to ensure the satisfactory retention of the tree and because no details have been submitted with the application.

Site & Surroundings

1. The site is located on the corner of Main Road (A47) and Seaton Road in the centre of Glaston. The former garage premises have been empty for around 10 years. Access to the current site is from Seaton Road at 2 points, one close to the A47 junction and one further along Seaton Road.
2. The existing buildings are essentially single storey with shallow sloping roofs. There is an interesting stone element with a vertical parapet attached to 4 Main Road. This element has been retained partly for interest and partly to avoid demolishing a structure attached to the adjacent house.
3. To the east is a 2 storey house at 4 Main Road which was once in the same ownership as the garage but is now separately owned.
4. There is a semi mature Monkey Puzzle Tree (*Araucaria araucana*) in the front centre of the site which is subject to a Tree Preservation Order. There is no Conservation Area in Glaston.

Proposal

5. The proposal is to partially demolish the garage premises, retaining a small element attached to 4 Main Road, and erection of 4 new dwellings partly using the retained structure.
6. There would be a row of 3 units facing on to Main Road with parking for 5 cars in front. 2 of these would abut the boundary with 4 Main Road and there would be an increase in the height of the boundary wall to prevent lights shining into the lounge of No.4.
7. The 4th unit would face onto Seaton Road at the rear. The buildings would typically be 8.5m high to the ridge and use a mix of stone, render, slate and timber framing. The existing low stone wall fronting the A47 would be raised in height to 1.8m. The scheme has been amended during the life of the application to delete a row of 3 garages and part of the raised wall at the front to allow better visibility onto the A47 from Seaton Road. The scheme has also been amended to reduce the height of Plot 1 in relation to 4 Main Road, to move plot 4 further south onto the boundary, leaving parking for 3 spaces off Seaton Road. There has been a final plan submitted on 1 February showing improved visibility to the 3 parking spaces directly off Seaton Road and correcting elevational discrepancies. The latest details are in the Appendix.

Relevant Planning History

Application	Description	Decision
2005/0273	Erection of 4 houses	Refused, August 2008
2011/0719	Part demolition and conversion of garage and erection of 2 storey extension to form 5 residential units	Approved Feb 2015
2016/0079	Erection of 4 dwellings	Pending validation

Planning Guidance and Policy

National Planning Policy Framework

Para 14: Presumption in favour of Sustainable development. Para 7 explains that there are 3 dimensions to sustainability; economic, social and environmental.

The Rutland Core Strategy (2011)

Policy CS3 (The Settlement Hierarchy) of the adopted Core Strategy identifies Glaston as a Smaller Service Centre, which means it is one of the smaller villages with a more limited range of facilities than the Local Service Centres.

Policy CS4 (The location of development) states that the Smaller Service Centres can accommodate a minor scale level of development, mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned. Paragraph 2.19 defines minor level development as an individual development of up to 5 dwellings.

Policy CS19 – Promoting Good Design

Site Allocations and Policies DPD (2014)

Policy SP1 (Presumption in Favour of Sustainable Development) states the Council will take a positive approach when considering development proposals that reflect the NPPF presumption in favour of development. The NPPF also highlights that housing should be located where it will enhance or maintain the vitality of rural communities.

Policy SP5 (Built development in the towns & villages) states that sustainable development within the Planned Limits of Development of the villages will be supported provided that:

- a) It is appropriate in scale and design to its location and to the size and character of the settlement;
- b) It would not adversely affect the environment or local amenity
- c) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings
- d) It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

Policy SP15 - (Design & Amenity) states that development should reflect the characteristics of the site, complement the character of the surrounding area, protect the amenities of neighbours, be of a suitable scale form and mass, use appropriate materials and make safe provision for access and parking.

Consultations

8. RCC Highways On February 2016 revision - No objection confirmed but final formal comments awaited.
9. LCC
Archaeology The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest. It occupies a street frontage site, inside the medieval and post-medieval historic settlement core of the village (HER ref. MLE9062). It lies approximately 100m south-east of the find spot of an exceptionally rare late Palaeolithic activity area (HER ref. No. MLE9061), and c. 50m north-east of the cropmark of a probable Bronze Age round barrow (MLE17220). In addition, c. 120m to the west are the recorded remains of an Anglo-Saxon cemetery (MLE5274). There is a likelihood that buried archaeological remains will be present within the application area and, consequently will be affected by the development. The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon those remains. In consequence, the local planning authority should require the developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 12, paragraph 141).

We therefore recommend that any planning permission be granted subject to conditions, to safeguard any important archaeological remains potentially present.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

Neighbour Representations

10. Whilst there is some support for the principle of re-developing this semi derelict site, and indeed for this scheme from one neighbour on Seaton Road, there have been objections from residents adjoining, nearby and opposite the site.
11. The main issues raised are as follows:
 - Loss of privacy, light and views to 6 Main Road
 - Parking difficulties, access close to junction with A47
 - Poor visibility onto A47
 - School Bus stop on Seaton Road opposite the site
 - Impact of parking spaces on amenity of 4 Main Road
 - Vehicles will reverse onto Seaton Road
 - Unclear where the boundary to 4 Main Road is
 - Loss of privacy to 4 Main Road
 - Over-dominance and loss of light to 4 Main Road
 - Inappropriate and unsympathetic to their setting in terms of scale, height, density, layout, appearance, materials, and their relationship with other buildings
 - The design as proposed is overbearing when considered in proper regard to the streetscene
 - missed opportunity for a key site within Glaston, which needs a well conceived quality scheme of one or maybe two dwellings
 - No protected species surveys
 - Overdevelopment
12. The occupiers of 4 Main Road have commented on the latest amended plans in the following terms:
 1. *Roof height of plot 1*
If there is no intention to put a further room in the roof space then there is no reason not to drop the height down to the same level as our property.
 2. *Parking and access*
Having three cars backing onto Seaton road is plainly dangerous.
Parking and access at the front of the plot still a major concern.
 3. *Position of plot 4*
This reposition does not address the privacy issue for us or Lonsdale Farm and is more intrusive for our neighbour at No 1 Seaton Road.
 4. *Access*
The revised plans cut off our access completely which will result in more cars having to park on the roadside.

There has not been a thorough appraisal the impact of the access at the front of the plot may have and we feel this is an imperative.

The elevations drawings are incorrect.
13. Reconsultations on the amended details run until the day of the meeting so any further comments will be included in the Addendum.

Planning Assessment

14. The main issues are policy/principle of development, design, residential amenity and highway safety.

Planning Policy/Principle

15. The proposal is for the development of 4 houses, on brownfield land, within the planned limits of development of Glaston. The development plan identifies Glaston as a Smaller Service Centre which can accommodate a minor scale level of development, mainly on previously developed land. As such, the main consideration will be whether the proposal is appropriate to the character of the village and meets the criteria set out in policy SP5 and SP15.

Design

16. The design seeks to use local stone on the majority of walls with render on others. There is a timber frame on the frontage, following a large timber extension to a house opposite. Slate would be used on the roof.
17. The design is a blend of traditional and modern but is considered to be appropriate for this location to comply with policies CS19 and SP15.

Residential Amenity

18. The scheme has been amended to lower the ridge on unit 1 to lessen the impact on the neighbour at 4 Main Road. That property has recently erected a 7m deep single storey extension on the rear which has a solid tiled roof. The new dwelling would be considerably higher than this extension but the solid roof and its extent back into the garden of No.4 lessens the overall impact on that property.
19. No.4 has a bedroom at first floor level with windows facing the rear, side and front. Whilst the proposal will again be visible from the high level window on the rear, the other windows will allow adequate light into the room, which would not normally be occupied during the day. There would be no loss of privacy beyond normally acceptable levels.
20. The occupiers of No.4 are also concerned about loss of privacy from the parking spaces in front of their ground floor windows. It is currently proposed to raise the boundary wall to 900mm above the application site (which is higher than the neighbour's front garden path) to prevent headlights shining into the lounge and other windows. However this will not prevent looking in from people getting in and out of vehicles. The previous scheme had this area as front garden with no specific boundary treatment shown. Mutual neighbours can erect a means of enclosure up to 2m high as 'permitted development' to maintain privacy. A new application on this site which has yet to be validated shows a willow hurdle type screen on the boundary, where the land at the front is again only designated as garden, not parking.
21. Other neighbours have raised concerns but the proposals will not have a direct impact on other neighbours. No.6 Main Road is concerned about loss of privacy from the rear windows on Plot 4 but these would be 12m from the boundary with No.4, and some distance more to No.6. This is within normally acceptable limits. The scheme is considered to comply with policy SP15.

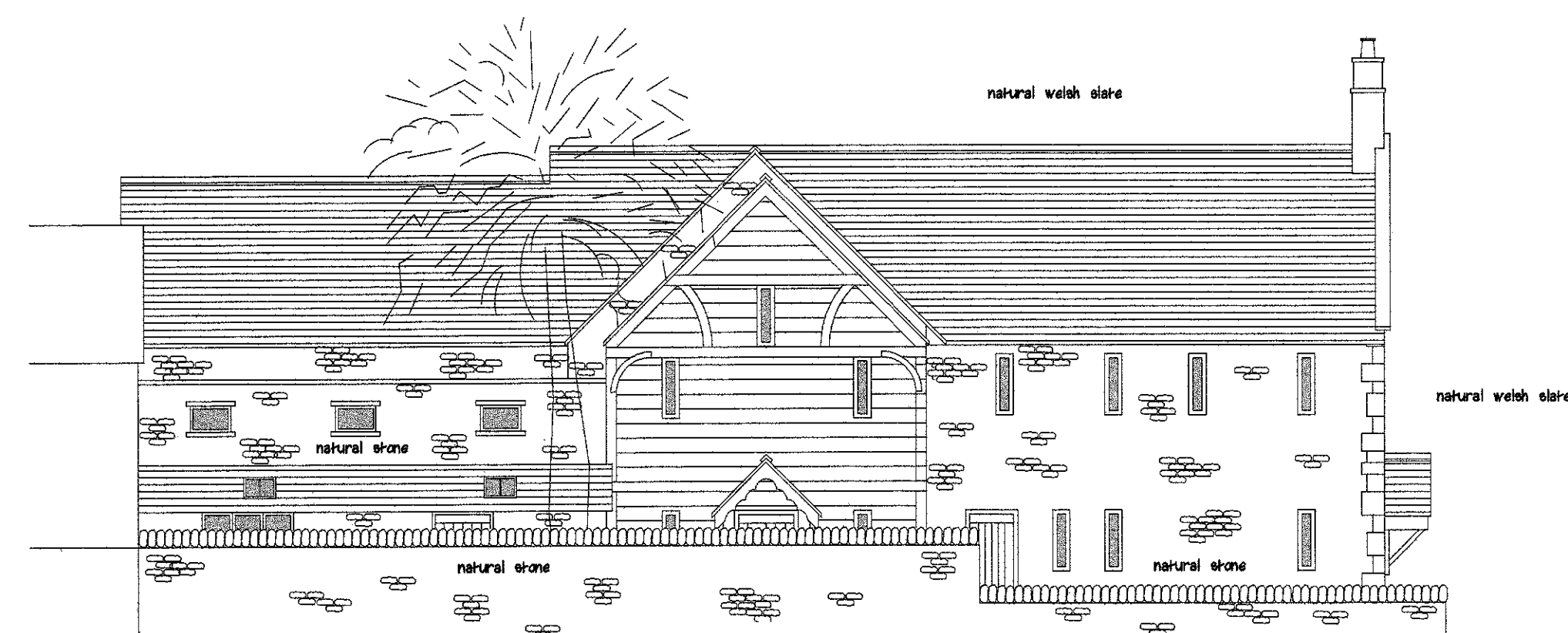
Highway Safety

22. The accesses and parking spaces have been the subject of lengthy discussions with the highway authority. Neighbours remain concerned about the access nearest the A47 and

consider it unsafe. The highway authority now considers that the scheme is acceptable.

Other issues

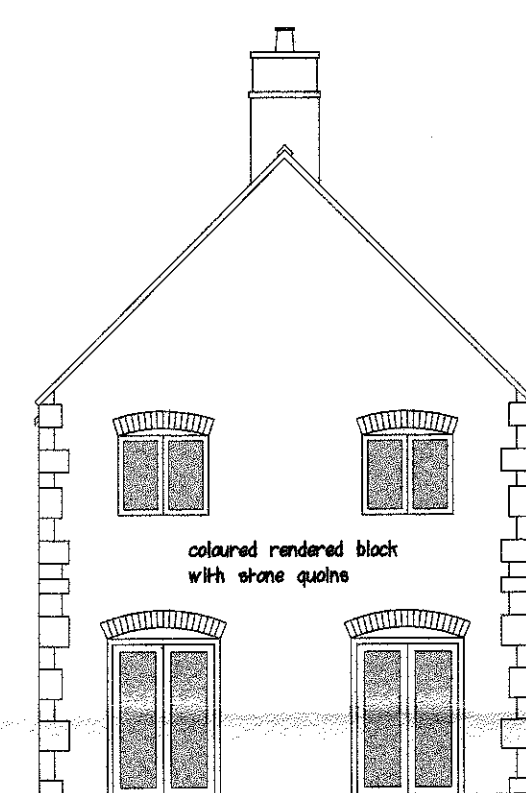
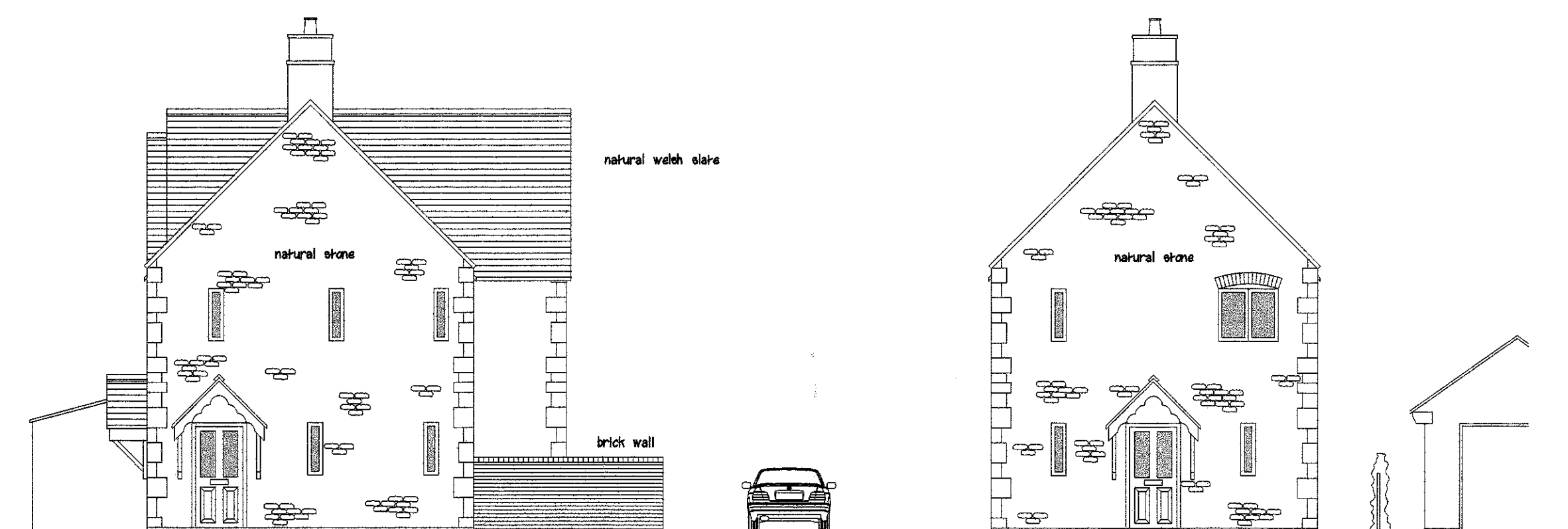
23. The driveway to the 2 parking spaces in front of 4 Main Road would run over the Root Protection Area of the Monkey Puzzle Tree. It is proposed to use a cellweb type surface whereby the existing level is not disturbed and root compaction is avoided. This may raise the level slightly in relation to the neighbours concerns about privacy.



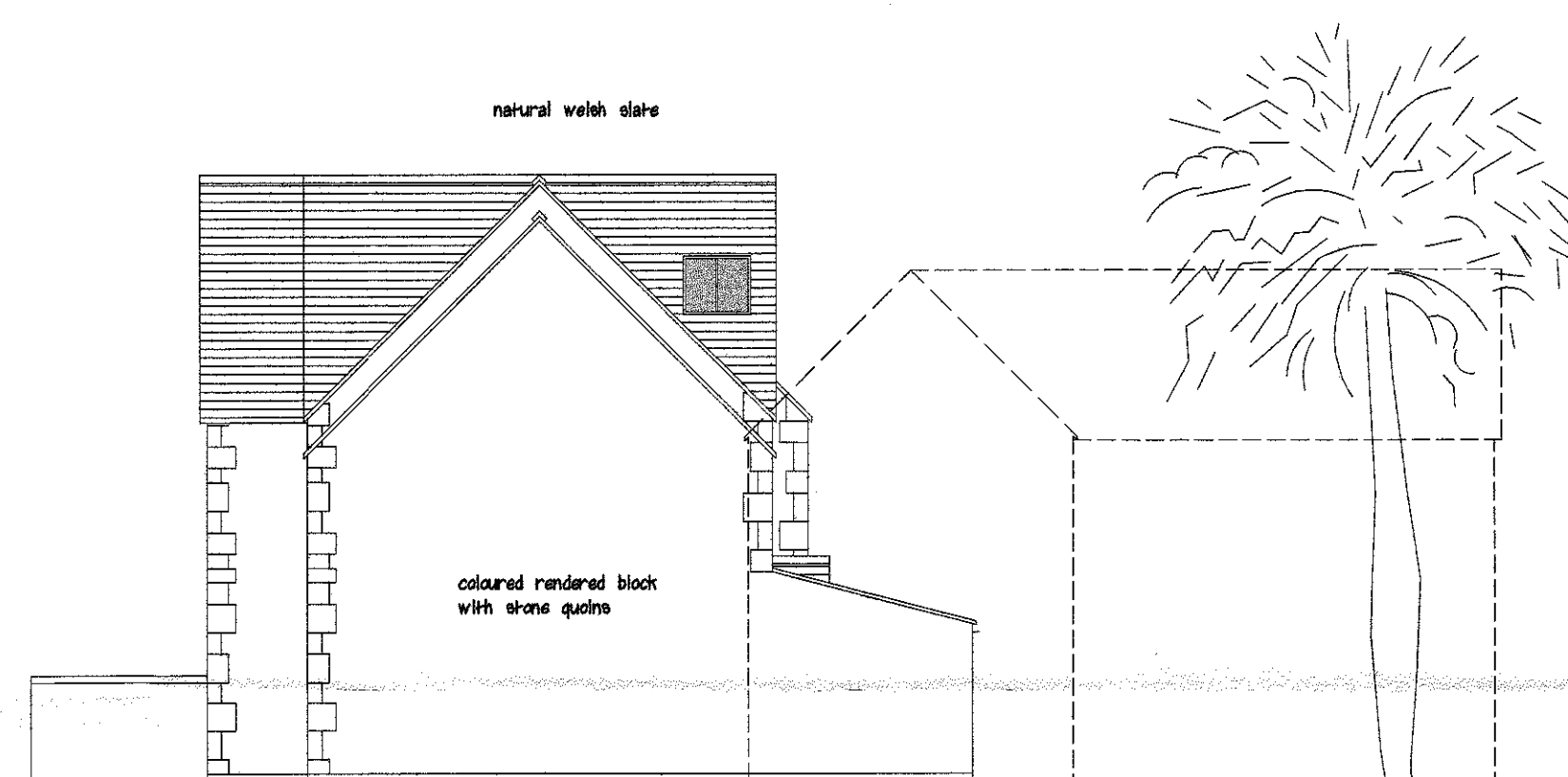
Proposed Front Elevation (Street Scene) 1:100



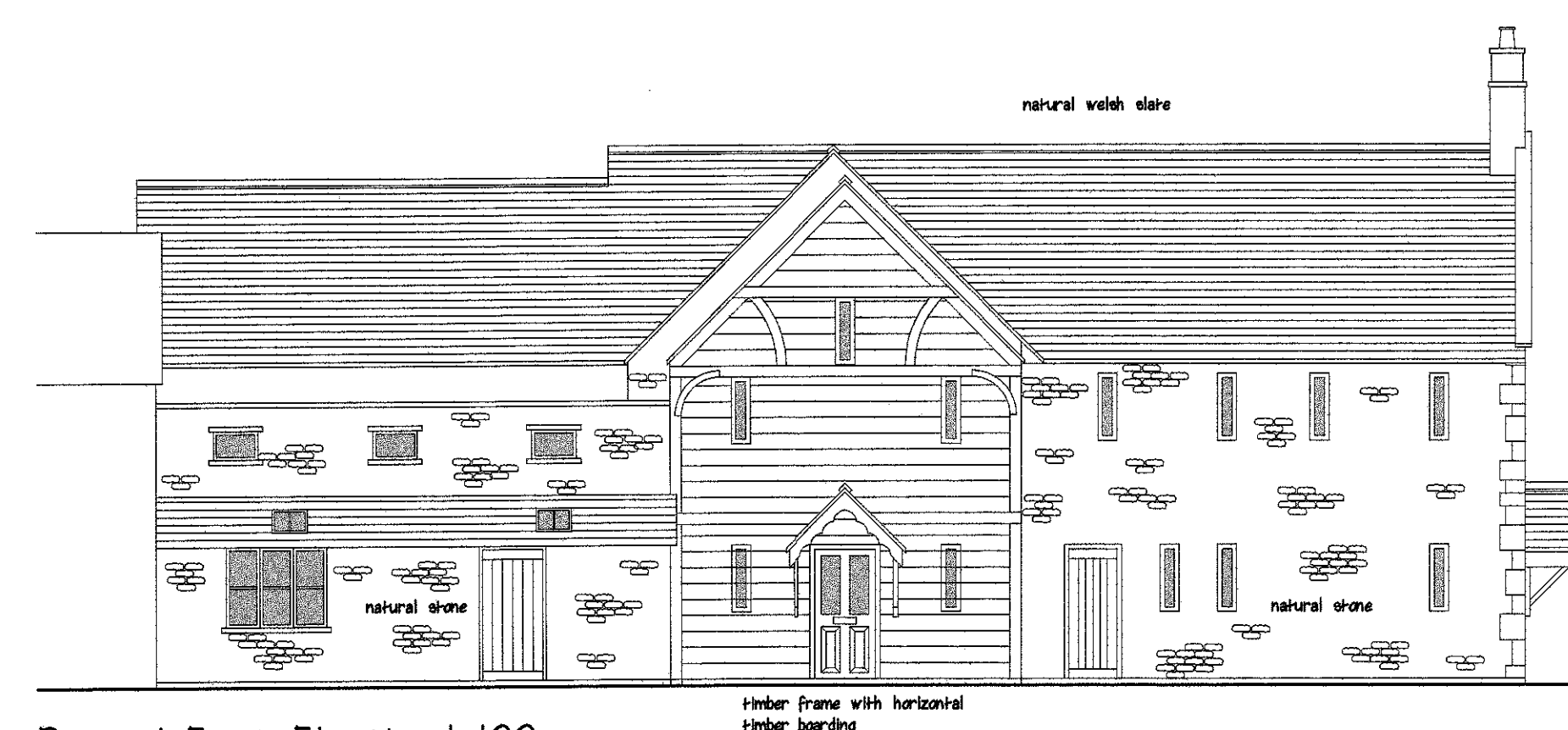
Proposed West Elevation



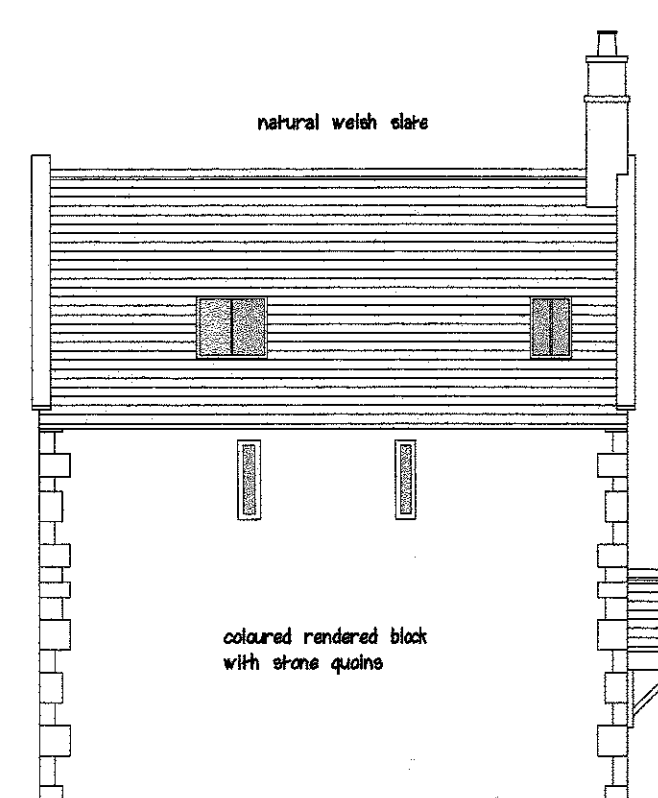
Proposed East Elevation



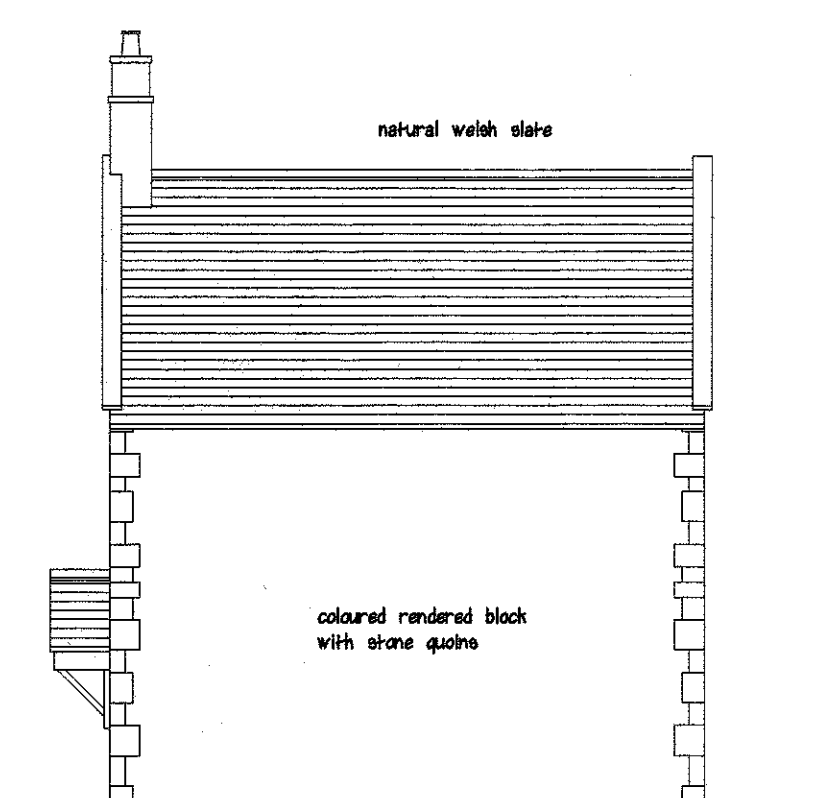
Proposed Rear (Garden) Elevation



Proposed Front Elevation 1:100

timber frame with horizontal
timber boarding

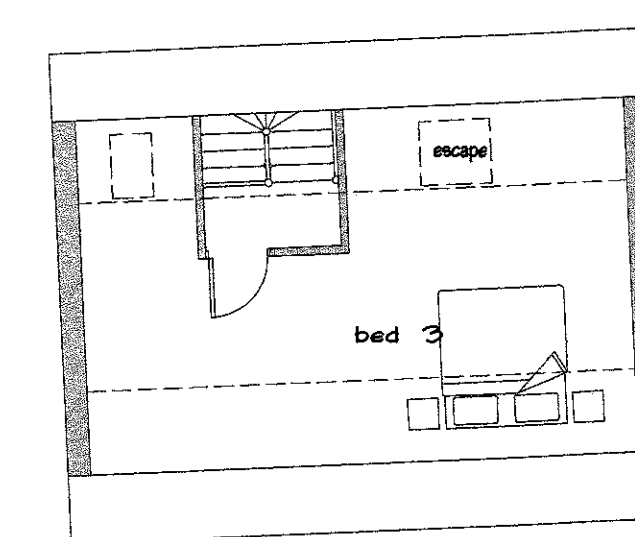
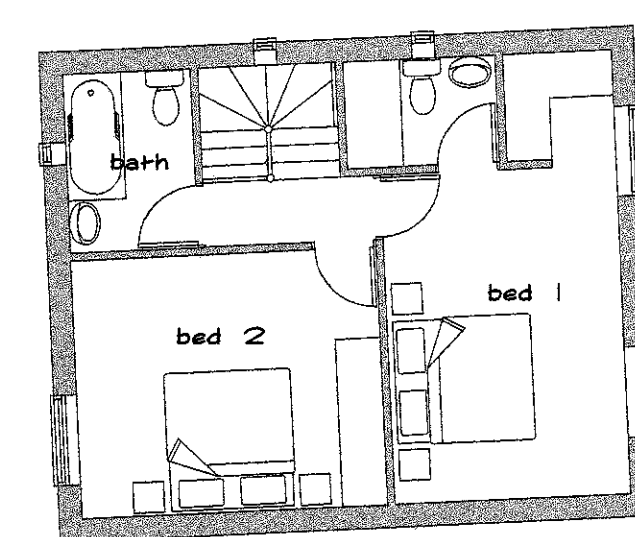
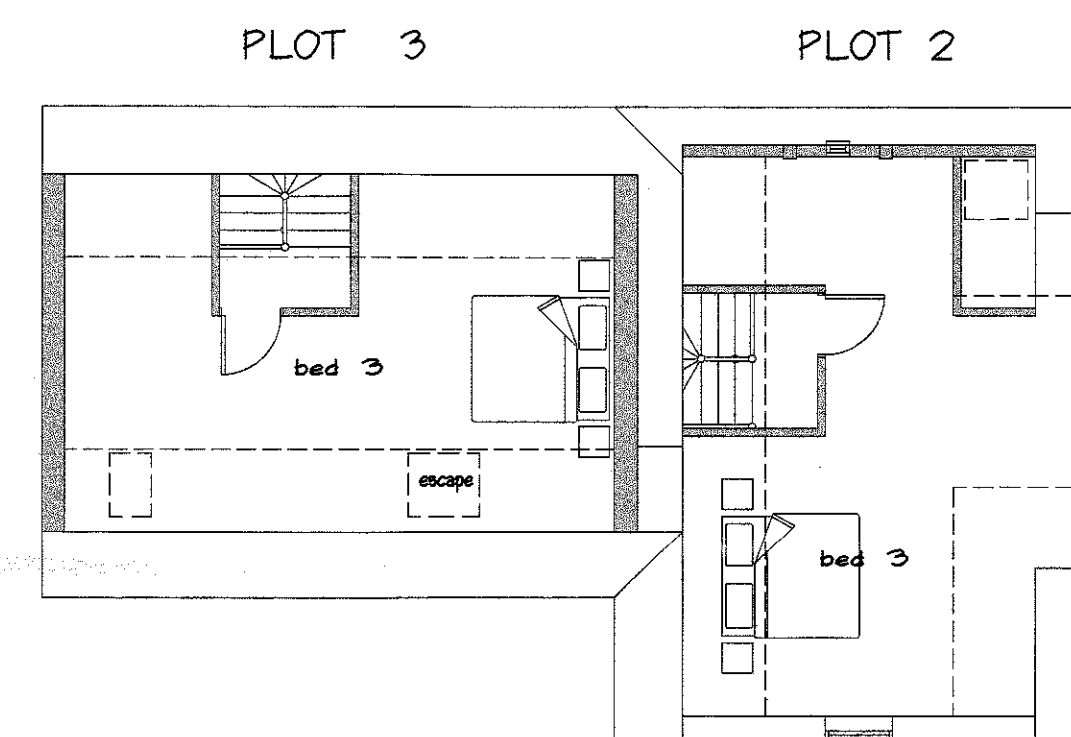
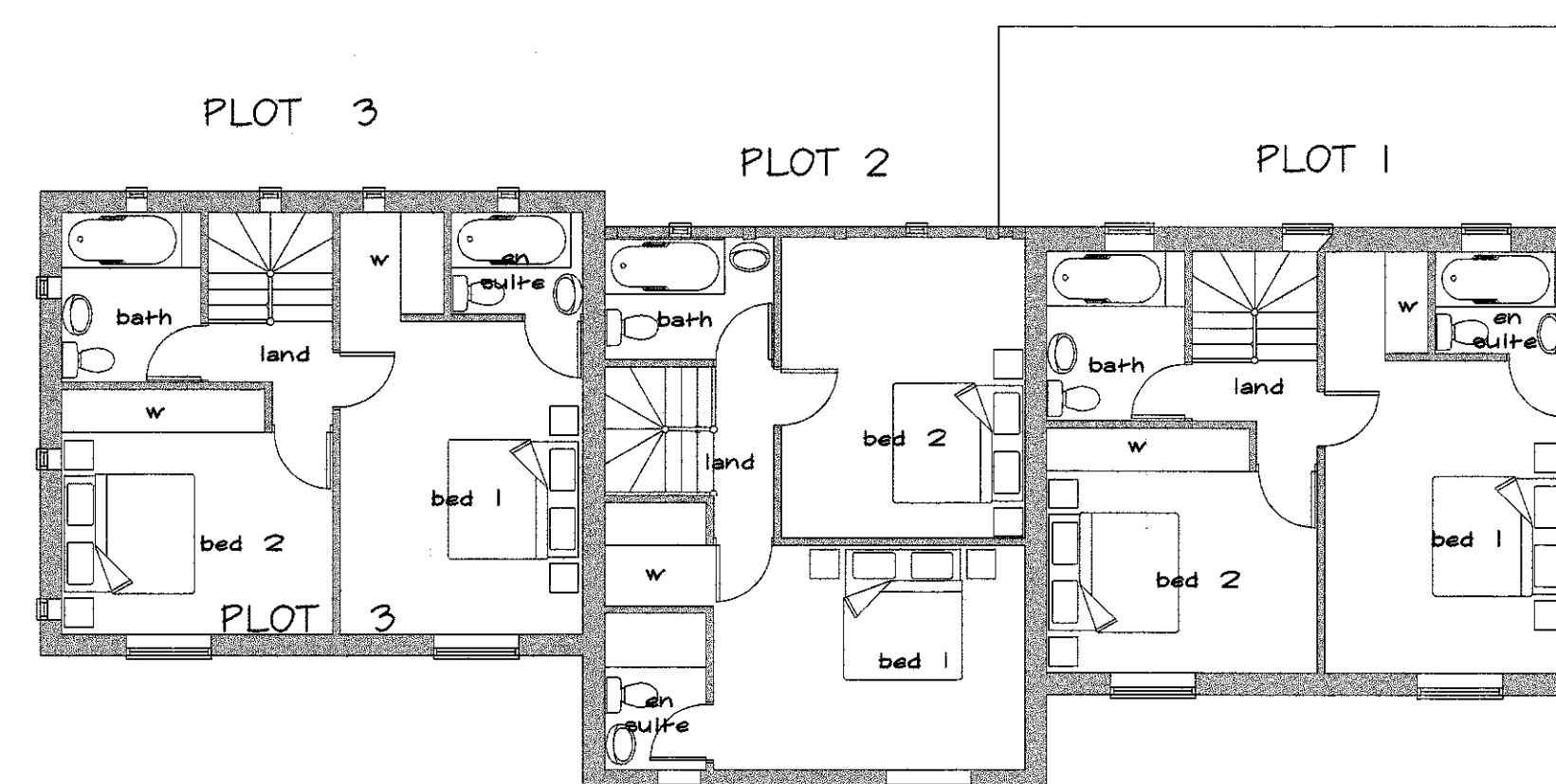
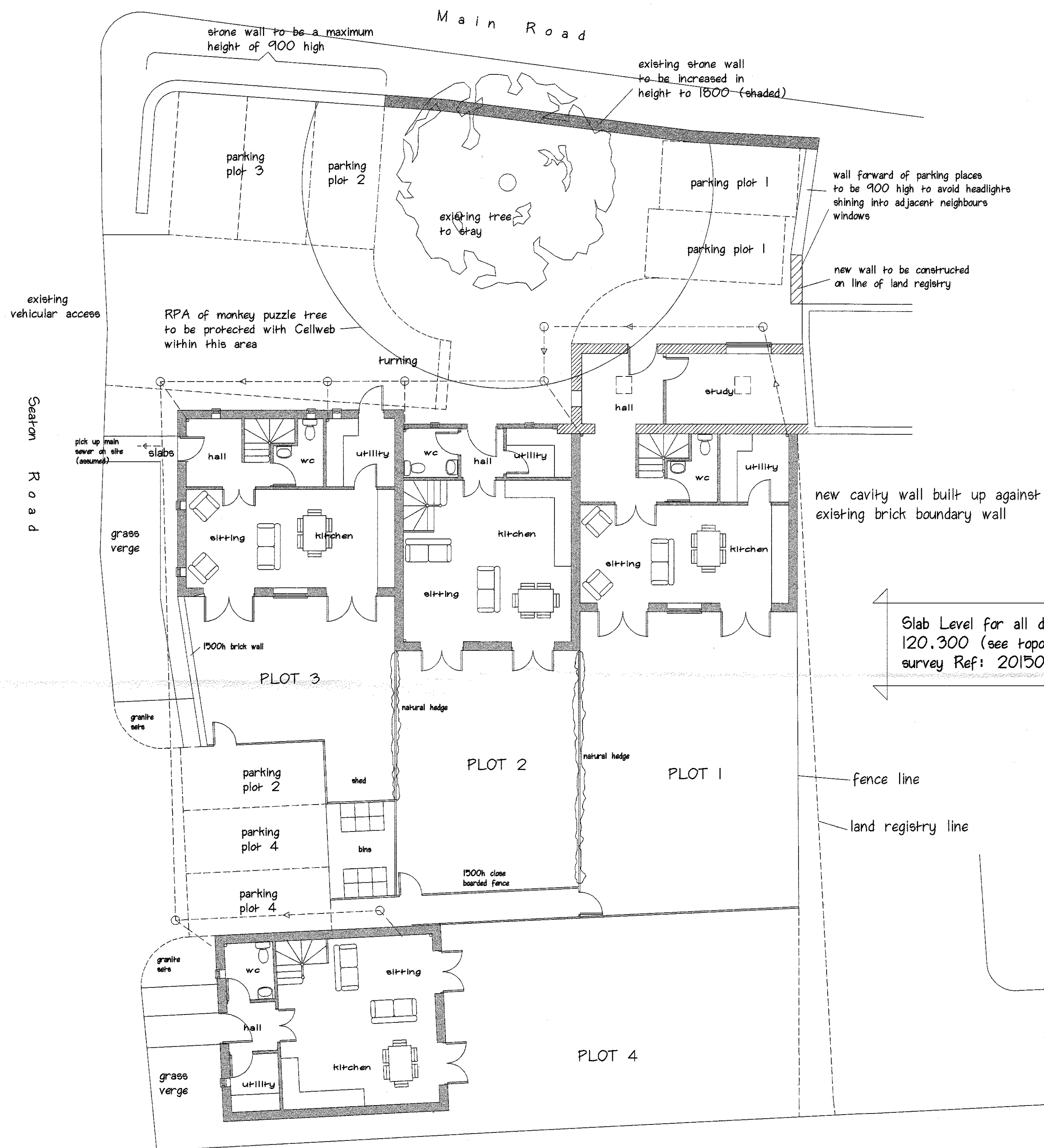
Proposed Side Elevation Plot 4 (North)



Proposed Side Elevation Plot 4 (South)

Revision A, Dec/2015: boundary wall height altered, garages omitted, plot 4 back 500mm into site etc.
 Revision B, Dec 2015: Parking arrangement altered
 Revision C, Jan 2016: Plot 3 roof lowered plot 4 siting altered

Ref: B&J/GLASTON/OIC/PLANNING/2015



Slab Level for all dwellings :
120.300 (see topographical
survey Ref: 20150817GLA-1)

Revision A, Dec/2015: boundary wall height altered, garages omitted, plot 4 back 500mm into site etc.
Revision B, Dec 2015: Parking arrangement altered
Revision C, Jan 2016: Plot 3 roof lowered plot 4 siting altered

Ref: B&J/GLASTON/02C/PLANNING/2015