

Agenda Update

21 January 2016 Development Control Committee

Item 2 10 Long Street, Wigston

Page 22

The Wigston Civic Society have replied to consultation and wish to support the proposal.

OWBC (Planning Policy Team). Conditionally support the proposal, subject to the provision of affordable housing and a Community Infrastructure Contribution of £19,876.84 under a S106 obligation.

Recommended condition2 should refer to “The Lanes Conservation Area”

In light of these matters, the recommendation is changed to:

PERMIT – subject to an acceptable S106 Obligation regarding:

- The provision of 20% of proposed dwellings as affordable homes,
- A Community Infrastructure contribution of £19,876.84
- The provision of “Travel Pack” information to initial occupiers (in an acceptable format).

Item 3 205 Wigston Road, Oadby

Page 32

Since the publication of the main agenda, additional revised plans (Revision B) have been received. These have partly addressed some of the previous concerns regarding the Revision A plans. The following changes have been made:

- The dormers on both sides of the property have been reduced in size so these are now 1.5 metres up the slope of the roof, rather than extending up from the wall plate of the ground floor.
- The depth of the extension on the side of no.203 Wigston Road has been reduced from 11 metres to 9 metres (the depth of the existing property on this side is 8 metres)

Following receipt of these amendments, it was recommended that the depth of the extension alongside no.203 Wigston Road should be further reduced by an additional 1 metre at the rear to comply with the previous recommendations and this part of the proposal to the depth of the existing house.

Furthermore, there were still some concerns about the impact that the extension would have on the neighbouring property at no.203 Wigston Road and it was therefore recommended that rather than the roof of the property adjacent to the boundary with no.203 being altered from hipped to part gabled, this should remain hipped at the rear, as the current property is. This would reduce the overbearing nature of the extension and improve access to sunlight and daylight.

The agent was contacted with regards to the above amendments but opted to not make any future changes to the proposal and therefore the Revision B plans are those now under consideration.

Commentary

The main issues to consider in light of the Revision B plans are the impact of the proposal on the character and appearance of the street scene and the design, and the impact of the proposal on neighbouring residential properties.

The impact of the proposal on the street scene and the proposed design

The dormer windows in Revision A were considered to be rather large and would be visible within the street scene, appearing as large flat roofed additions and it was recommended that these should be

Agenda Update

21 January 2016 Development Control Committee

reduced in size. In revision B, the dormers are now set further up the slope of the roof, 1.5 metres from the edge of the roof on both sides, and therefore now appear more subordinate in scale and would not dominate the roof and would have an acceptable appearance in the street scene.

The impact of the proposal on neighbouring residential properties

As mentioned in the agenda report, the existing property at no.205 Wigston Road would actually breach a 45 degree line, taken from the closest ground floor window (a patio door) at no.203 Wigston Road. However, this breach would occur at a distance of 9 metres along the line, whereas the Residential Development SPD only applies the 45 degree code over distances of 8 metres or less.

Despite this there were still concerns with the continuous development along the boundary and the impact of two storey development and it was recommended that the depth of the property along the boundary with no.203 should be reduced to 8 metres like the existing property. A reduction in depth has been made, but only to 9 metres and it is considered that these amended plans do not go far enough in reducing the impact on the neighbouring property.

The increase in size of the property along the boundary with no.203 Wigston Road, combined with the fact that the roof would be altered at the rear from hipped to part gabled, thereby increasing the amount of roof visible, would therefore result in continuous two storey development in close proximity to the boundary with no.203, which would be overbearing in nature and impact on the amenities of that property. This is further exacerbated by a land level difference which exists between the two properties, with no.205 being approximately 1.2 metres higher than no.203, as measured on site.

Based on the above, it is considered that the proposed development would have an unacceptable impact on the amenity of residents at no.203 Wigston Road by reason of the continuous two storey development along the boundary and therefore it is recommended that the application is refused on that basis.

Additional information:

Following the publication of the agenda, a resident at the neighbouring property, no.203 has written to the Local Planning Authority requesting for the application to be deferred to allow the neighbour to attend. In addition, the neighbour objects to the plans in Revision B for the following reasons:

- The first floor will still block out light as the roof is going from a slant to a right angle thus reducing light considerably.
- Concerns over the back window of the property as on the drawings they are floor to ceiling in size which is huge compared to the existing window and will give a complete view of the neighbour's garden and impact on privacy – concerns that these windows could be changed to doors allowing residents access to the flat roof areas.
- Unhappy with mistakes in the application paperwork which have not been responded to.
- Concerns that the property will turn into a business property.
- Owners are not making the property larger for their own use.
- Overall size of the proposal is huge and an eyesore.

Recommendation: REFUSE

For the following reasons:

The application dwelling at no.205 Wigston Road is set back behind the common building line along Wigston Road so that the front of the property is level with the rear of other properties in the street scene. The proposed development would result in continuous development, in particular of a one and a half

Agenda Update

21 January 2016 Development Control Committee

storey nature in close proximity to the boundary with no.203 which would be overbearing on the adjacent property and would result in a loss of amenity to residents of that property. This is further exacerbated by the land level difference between the two properties, with the ground level at no.205 being 1.2 metres higher than the ground level at no.203. The proposal is therefore considered contrary to the aims and objectives of the National Planning Policy Framework, Core Strategy Policy 14, Landscape Proposal 1 and Housing Proposal 17 of the Oadby and Wigston Local Plan, and the Residential Development Supplementary Planning Document.