

PLANNING COMMITTEE: 24th May 2022
SUPPLEMENTARY INFORMATION

The "Supplementary Information" report supplements the main Planning Agenda. It is produced on the day of the Committee and is circulated at the Committee meeting. It is used as a means of reporting matters that have arisen after the Agenda has been completed/circulated, which the Committee should be aware of before considering any application reported for determination.

Correspondence received is available for inspection.

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Hursley Park report.

21/02148/FUL	Conversion of an agricultural building into one residential dwelling 2 Debdale Lane, Smeeton Westerby
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22/00236/FUL	Proposed conversion of existing outbuilding to form a new dwelling 32A Clarke Street, Market Harborough
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Comments from Logan Ward Councillors Fosker and Johnson 10/05/22:

It is worth noting that a previous application for a two-storey house in May 2019 (recommended for refusal), was withdrawn by the applicants after the following points were highlighted by planning officers:

1. That the front elevation should be designed to reflect more the older properties in the street, and
2. Planning officers considered an application for a bungalow to be preferable to that of a two-storey house.

We would add that, in the Britannica Dictionary of Architecture, 'bungalow' is described as 'a single-storied house with a sloping roof, usually small and often surrounded by a veranda'. We ask that Planning Committee members bear this in mind and our following points when coming to a decision.

In terms of the area's history: Market Harborough expanded considerably in the nineteenth century. In particular there was extensive development of Victorian housing, mostly terraced on the west side of the town, running from Nelson Street in the south to Knowle Street in the north and from west of the town centre out to Gardner Street (this final section completed in the early twentieth-century), many with good-sized gardens. This area was and continues to be known as 'New Harborough'. Over the years modest properties, which do not conflict with the existing housing have been added in appropriate situations (see officer's response (1) above).

The present application: A flat roofed dwelling can hardly be described as a 'bungalow'. We believe that the flat roof sets a precedent in this distinctive New Harborough setting. Viewed from the road, it would be easily be mistaken for a garage, gym or games room, with the only feature being three long oblong windows reaching from just below the top front wall to near ground level - a feature which makes no attempt to fit in with surrounding properties. A property which adds nothing to design, the street scene or the amenities - not only for neighbours, but for existing and future residents in Clarke Street and nearby.

It is also possibly the worst case of 'shoe-horning' a building into a plot that we have seen. It would constitute a case of bad planning in our opinion. We urge Planning Committee members to take a site visit to view the south wall - on the right side of the house as seen from the road. This wall is approximately 10cms from the boundary fence. Planning Committee members may wish to seek confirmation from planning officers that it is possible to carry out construction works on this side - which would require the building of a wall and subsequent rendering and painting of that wall. The structure on this particular side is presently very obviously left uncompleted - as can be viewed from the neighbours' window. Subsequent maintenance of the property would no doubt prove impossible.

In our opinion too, the Highways decision is quite obviously under-investigated. Their statement only acknowledges 'a shortfall of on-site parking for the host property at 65 Logan Street. We are surprised that Highways are unaware of the many and serious issues caused by parking congestion on this street and others in this area. Due to heavy parking, fire service vehicles and buses have been unable to travel along Logan Street, and there have been numerous incidents involving pedestrians and drivers in this area. Parking is difficult to find on Logan Street. One of the applicants has a business and parks off-road in front of the application site at the bottom of his property.

The only grounds that might be said to be in this application's favour are mentioned in NPPF Para 69, which recognises 'the important contribution small and medium sized sites can make towards meeting the housing requirement for an area'. It should be obvious that the compelling reasons for refusal are more than sufficient to negate a contribution of two to our housing quota.

Examples of reasons for refusal:

NPPF Section 12: 'The creation of high-quality, beautiful and sustainable buildings ... is fundamental to what the planning and development process should achieve.'

NPPF Section 12, para 130: '...development should ... add to the overall quality of the area; be visually attractive; be sympathetic to local character and history'.

Harborough Local Plan 2011-2031: 'The Plan itself ...plays a significant role ... in helping to protect ... the built and natural heritage from inappropriate or insensitive development'.

Policy GD8 (on standard of design): This includes a number of considerations such as 'respecting and enhancing the local character, being designed to minimise the impact on the amenity of existing and future residents'.

We sincerely hope that this application will be refused on the grounds of setting a precedent for poor design, not contributing to the street scene, and having a negative affect on amenities of the area and of residents.

Additional Objection 16/05/22:

Proposed conversion of existing outbuilding to form a new dwelling.

Reference; 22/00236/FUL

We are objecting to the above conversion and the above title sums up the ongoing situation and the many planning attempts, with various changes of use. Please be aware of and read both ours and our neighbours past objections and the observations of Mr Nick White. Please make time to view the site and see how close this structure is to both our properties. See how it has greatly impacted on our way of living.

We live at number 34 Clark Street and already we have been greatly affected by the outbuilding that is there.

Privacy. Acceptable living Standards as laid out in the National Strategy

The structure that is there now. Some reported facts need to be corrected. The garage that stood on this site was a single garage. It therefore did not block light into our kitchen. We had light coming through the window. We were told the new structure would be on the footprint of the old garage footprint. It is not, it is twice the size and so high that our downstairs living space is overshadowed by a grey wooden structure.

On the plans you will see that the main entrance to the proposed structure can be seen from our kitchen window. Therefore anyone, residents, visitors, delivery people will have visual access to us in our kitchen, dining room and lounge. This is because the downstairs of our property is open plan. We do not have a serving hatch, but had a large part of the kitchen/dining room wall removed. Any further footfall will further impact on privacy in our own home.

The plans do not fully explain the details of building, e.g., roof drainage. A flat roof needs a slope somewhere so the height of the present structure will be compromised. We can from our landing window see pools of water on the roof so access and maintenance for drainage, guttering, downpipes will be an issue. Any further excavations for services, 3 meters from our house and foundations need to be in given in writing because according to the Party Wall Act we need to know how it could affect our property and foundations and whether it will cause any unnecessary inconvenience. Neither Mr and Mrs. Chapman or Harborough Council advised us of the Party Wall Act and in our opinion, they have not followed good practice. We are aware now, albeit wise after the event. If Mr and Mrs. Edwards cannot now clean their gutters, windows or maintain their property because of the close proximity of the structure, how will the new dwelling be maintained?

Design

Already, we must look daily at one of the most ill-fitting and unfinished buildings in Market Harborough. The new design will definitely not improve the situation. It is totally out of place with other properties where the roofs are pitched and tiled, the windows of a similar size and spacing. This proposed dwelling will not blend in with other properties. Further down Clarke Street there is a small two storey extension presently taking place. The builder has sympathetically matched the shape, brickwork and design to blend in with adjoining properties. It will enhance the look of the nearby houses and extends the characteristics of the street. The proposed development of 32a Clark Street distracts from nearby properties and is not sympathetic to the look of the street. I understand the fact we need new dwellings but they need to be of good design and enhance existing housing stock.

Traffic and Parking

You will already be aware of the parking situation in Logan Street. The Highways Agency reported that there isn't an issue. I contacted the planning officer to ascertain when their photos were taken and has anyone actually walked along Logan Street and seen the parking situation. I am still awaiting a response to this. It is relevant to this proposal because Clarke Street has two off road parking spaces dedicated to 65 Logan Street. A new dwelling 32a Clarke Street would take that away. It is a busy area with two Primary schools, a High School nearby, a local shop and Post Office and a children play park.

Conclusion

We feel that the various change of plans and unused structure next to us has been just a holding space to achieve a dwelling on this small site. It has been refused, withdrawn, had an enforcement order placed on it because the site was too small and it still is. This had been demonstrated by how close the new dwelling has to be to 32 and 34 to try and shoe horn an inappropriate, flat roofed dwelling onto a back garden. It is so close to our house and with the materials it is constructed of, we are concerned of a fire risk.

Applicants responses to residents objections and comments by Ward Councillors:

The out building has been built, though not finished fully, but already in use as storage incidental to house, hence it is lawful. The application has been made in a proper manner for a change of use. It is worth noting that a Lawful Development Certificate has already been issued. In respect of impact on the amenity of the existing properties on either side, the proposal would not have any additional impact as the building already exists. The houses on either side of the proposal also form the rear gardens of other properties. The impact on loss of parking is not going to be severe so not contrary to NPPF para 111.

Design

It is worth noting that we spoke to the Market Harborough Local Planning officers before submitting the current proposal. We have utilised the feedback recommended and complied with the officers suggestions.

As advised by the local planning authority the current proposal of the building has a flat roof design to make it less impactful on the neighbours. The current proposal has no further impact on the neighbours as it will not alter the current view.

Below we have provided pictures of houses within the Logan Street catchment. We believe these homes show a small selection of the large diversity of the area and that it is not only comprised of Victorian and Terraced houses but a vast variety of styles. We feel our current proposal fits in with other modest properties, not conflicting with the existing houses.







Parking

We have lived on Logan Street for several years and have consistently used parked on the street with no problem.

An objecting comment of our application, submitted on March 1st 2022, with ref MC/LE131 has pictures of the parking on Logan Street found on page 11 of the objection document. The photo is of Logan Street and was submitted to illustrate the parking. Please note the applicants van can be seen within these pictures, parked on Logan Street.

The below map shows the proposed site outlined in red and also represents it being of an equal sized portion to the plots around it. It also shows the host dwelling would be left with a similar size plot as the surrounding plots and is outlined in black.

Policy H5 Housing density, mix and standards (page 62)

5.9.1 The density of a residential development is the amount of houses on a given area of land and is normally expressed in terms of the number of dwellings per hectare. Housing density should make efficient use of land whilst reflecting local circumstances.

The host dwelling on estimate is 2x the size of any other plot within close proximity. As displayed in the below overview



Below is an example of a house within the Market Harborough district that represents the proposed design materials



Final Correspondence from Applicants

Apologies that we are unable to speak at the committee meeting regarding our application 22/00236/FUL - 32A Clarke Street. Due to being new to the committee meeting procedures we unfortunately missed the deadline to register to speak. We will be present at the meeting and if permitted we are happy to answer any questions.

Letter received from residents of Logan Street

The below statement was signed by six residents of Logan Street.

Good evening,

From the occupants at 63 Logan Street, can you please publish the attached document to case 22/00236/FUL
The document is to support that the occupants of 65 Logan Street park on Logan Street daily. Signed by 6 neighbour properties

Many Thanks



This statement is to gain evidence that the occupants at 65 Logan Street park their vehicles on Logan Street on a daily basis.

'I can confirm that Nick Chapman and Janelle Chapman park their vehicles on Logan Street daily'

Signatures by other residents of Logan Street

	Name	Address	Date	Signature
①			15/5/22	
②			15/5/22	
③			16/5/22	
④			16/5/22	
⑤			16/5/22	
⑥			17/5/22	

22/00679/VAC	<p>Part demolition of an industrial shed and the erection of a light industrial building (Class E(g) (iii)) comprising 7 units with associated parking and landscaping (revised scheme of 20/01497/FUL) (Removal of condition 5 (material and colour of the perimeter wire mesh metal fence) and variation of conditions 2 (approved plans), condition 6 (landscape details plan), condition 14 (parking layout plan) and condition 15 (cycle parking plan) to allow the retention of the existing 2 metre palisade boundary fence to the application site, to ensure that the reference is made to the revised plans, to amend the proposed roof pitch from mono-pitch to a duo-pitch roof, omission of the smoking shelter, correction to plans showing the position of the fire escape doors and retention of the existing concrete yard</p> <p>Land West of Welham Lane, Great Bowden</p>
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Report Correction

Committee Reason:

Cllr Knowles requested the application be 'called in' to Committee for determination on the grounds of *"highways and environmental impact, vehicular access, vehicular numbers"*

Condition – CMS

REASON: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Harborough Local Plan Policy GD8 and the National Planning Policy Framework.

The call-in request was WITHDRAWN on Monday 23rd May 2022. This item is therefore removed from the agenda with a delegated decision expected to be taken by 26th May.

22/00802/FUL	Installation of a 100 seater covered grandstand with 3 accessible wheelchair spaces, relocation of existing grandstand, and siting of a toilet block Harborough Town Football Club, Northampton Road, Market Harborough
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22/00833/CLU	Certificate of Lawfulness of Proposed Development for the erection of a single storey rear extension 4 Trefoil Close, Broughton Astley
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22/00795/FUL	Demolition of existing outbuildings and erection of a two storey side extension for residential accommodation including an annex and garaging with a single storey link to the main dwelling Firs Farm, Main Street, Illston On The Hill
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This application was WITHDRAWN on Friday 20th May 2022

Planning Committee Speakers List – 24th May 2022

Speakers please note that the Council’s Constitution requires evening meetings to end after three hours unless the Committee votes to continue the meeting. If a meeting does adjourn, remaining business will be considered at a time and date fixed by the Chairman or at the next ordinary meeting of the Committee and the existing speakers list will be carried forward.

Application	Parish	Speaker	Type	Time (mins)
21/02148/FUL	Smeeton Westerby	Sophie Fulton	AG	3
22/00236/FUL	Market Harborough	Matt Collerson	O	3
		Pauline Andrews	O	3
		Cllr Johnson	WM	5
22/00679/VAC – Call-in request WITHDRAWN	Great Bowden			
22/00802/FUL	Market Harborough			
22/00833/CLU	Broughton Astley			
22/00795/FUL - APPLICATION WITHDRAWN	Illston on the Hill			

Key to Speaker Type:

O = Objector, S = Supporter, PC = Parish Council, A = Applicant/to speak on behalf of applicant, AG = Agent, STC = subject to consent, WM = Ward Member

PLANNING COMMITTEE MEMBERSHIP 2023/2023

Councillors Mrs Ackerley, Bilbie, Burrell, Champion, Frenchman, Galton, James, Liquorish, Modha.

Please note – any Councillor unable to attend a meeting can be substituted with prior notice being given. Any substitutions will be announced at the start of each meeting.