

Officer Recommendation Report - Householder (extension)

Site address: 23 Main Street
Newtown Linford

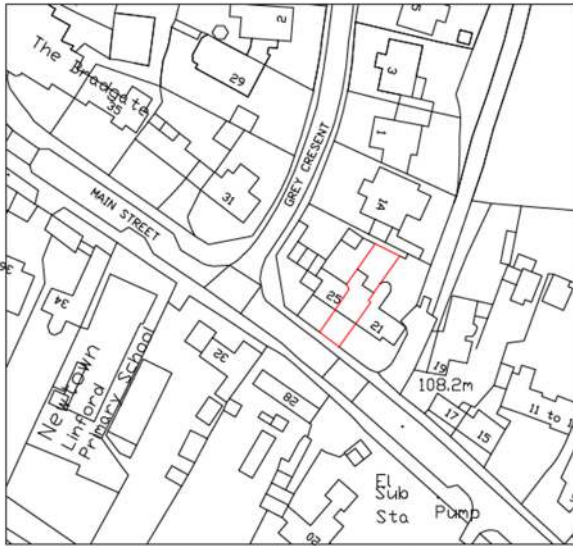
Description: Erection of single storey rear extension and changes to fenestration	Ref:	P/23/0261/2
		Initial & Date
Officer Site Visit by:		PO 06/04/2023
Officer Report by:		PO 2/5/2023
Countersigned:		MP 02/05/23

1. Short description of proposal

The proposal is for alterations to an existing rear extension by changing the rear wall from a conservatory type glazed finish to a brick and glass finish. This will result in the floor area extending an additional 170mm to accommodate the brick structural wall and increase the floor area by 1.0m². The proposed roof will be a glass structure similar to the existing.

Also proposed is a new window to the front elevation of the house. This is to provide natural light and ventilation to an existing bathroom. The window is to be positioned on first floor centrally located above the existing front door. Materials are stated to be timber to match the existing windows.

Block plan and site location plan

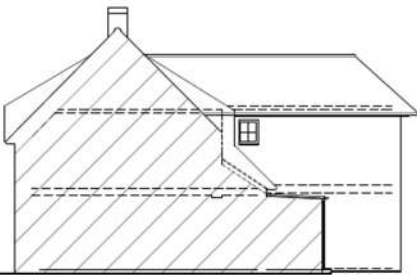


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SITE LOCATION : 1/1250



Existing and proposed elevations



EXISTING SIDE ELEVATION : 1/100



EXISTING REAR ELEVATION : 1/100



EXISTING FRONT ELEVATION : 1/100



PROPOSED SIDE ELEVATION : 1/100

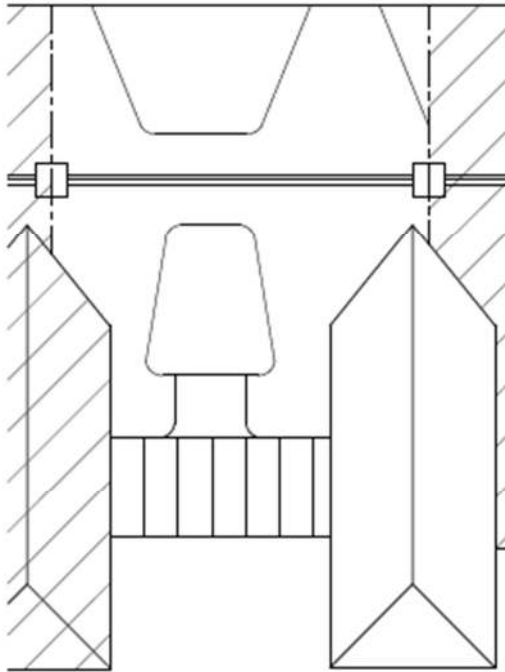


PROPOSED REAR ELEVATION : 1/50

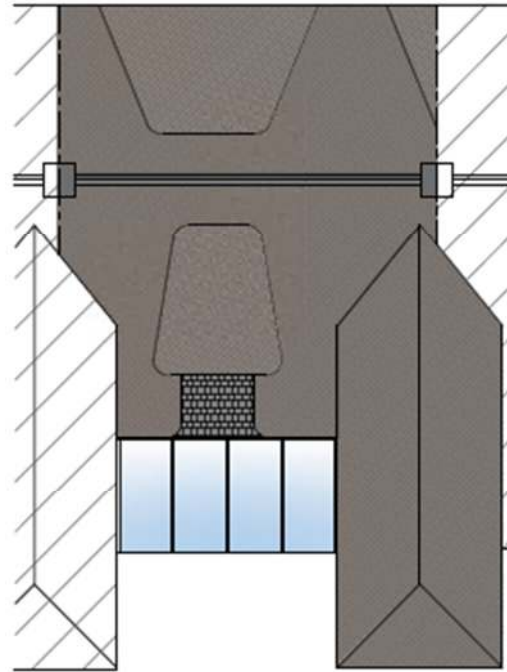


PROPOSED FRONT ELEVATION : 1/100

Existing and proposed floor plan



EXISTING ROOF PLAN : 1/100



PROPOSED ROOF PLAN : 1/100

2. Short Description of Site - Include Description of Neighbouring properties (window positions, window types, levels, boundary treatments etc)

The application site relates to a mid-terraced house located within the Limits to Development for Newtown Linford. The house is located within the Newtown Linford conservation area. The property is not a listed building.

The house has a reasonable sized garden to the rear of the property. There is a front garden and parking with pedestrian access is provided from Greys Crescent to the rear of the house.

There are no significant changes in ground levels between the application property and the neighbouring properties that impact the proposal.

Site Photos



3. Relevant Development Plan policies:	
• Core Strategy Policies (list):	CS2, CS14
• Saved Local Plan Policies (list):	EV/1, H/17, TR/18
• Neighbourhood Plan Policies(list):	
4. Relevant Material Considerations:	
<ul style="list-style-type: none"> • NPPF • Leicestershire Highway Design Guide • CBC Design SPD (2020) • National Design Guide • Other (please state below) 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/>Yes <input checked="" type="checkbox"/>Yes <input checked="" type="checkbox"/>Yes <input checked="" type="checkbox"/>Yes <input type="checkbox"/>Yes
<p>Other - <i>Emerging local plan</i></p> <p>The Draft Charnwood Local Plan 2021-3</p> <p>This document sets out the Council’s strategic and detailed policies for the Borough over the period 2019-37. The local plan was submitted for examination in December 2021 with hearings concluding in February 2023. It is anticipated that the Inspectors will issue a letter setting out the requirement for main modifications to be made to make the plan sound. These modifications will be published for six weeks of public consultation so that the responses can assist the Inspectors in preparing their final report. The precise timings of these events is dictated by the Inspectors although, subject to their report, it is anticipated the Local Plan will be adopted by the Council in Autumn 2023.</p> <p>In accordance with NPPF paragraph 48, the relevant emerging policies in the plan may be given weight in determining applications, according to:</p>	

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight it may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

(c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The following policies are considered applicable to this application, and the weight they can be assigned is addressed in the 'Planning Considerations' part of this report

Policy DS5 of the Emerging Local Plan addresses design and requires development to respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials. The plan is at an advanced stage – Examination. Hearing session on Design took place during discussions for Matter 3 (Environment & Climate Change) in June 22. No further discussion planned for design and it is considered there are no unresolved objections thus far DS5 is consistent with the NPPF para 130. It therefore is considered to carry moderate weight.

Policy T3: Car Parking Standards of the Emerging Local Plan. The plan is at an advanced stage – T3 is consistent with NPPF paras 104, 107, 108. Examination hearing sessions on T3 are scheduled for Feb 23. There were 12 representations which will be considered during the Feb 23 hearing sessions and any other issues identified through the MIQs. It is therefore considered to carry little weight for this reason.

Policy EV8: Heritage includes proposals to conserve and enhance our historic environment including our heritage assets by supporting development that: protects and enhances heritage assets. It is considered to carry moderate weight for the same reasons.

5. Relevant Planning History

Reference	Description	Decision & Date
P/01/2060/2	Erection of porch to rear of terraced cottage.	Granted – 09/10/2001
P/76/2737/2	Alterations and improvements to cottages	Granted – 11/03/1977

6. Comments Received

Consultees and Neighbours

Consultees	
From	Comments
Newtown Linford Parish Council	No reason to object to this application

Neighbours – None received		
From	Comments	
	•	
Any NON Planning matters raised (list)		
•		

1. Constraints	
<ul style="list-style-type: none"> • Conservation Area • Listed Building • Other Heritage • Flooding • Article 4 • Other (please state below) 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/>Yes <input checked="" type="checkbox"/>Yes <input type="checkbox"/>Yes <input type="checkbox"/>Yes <input type="checkbox"/>Yes <input type="checkbox"/>Yes
Other -	

2. Consideration of Issues – Design & Street Scene
<p>a.) Is the proposal considered compliant with policies stated above with respect to the impact upon the street scene overall?</p> <p><input checked="" type="checkbox"/>Yes <input type="checkbox"/>No (go to section e. below)</p> <p>b.) If yes why?</p> <ul style="list-style-type: none"> - Roof design matches existing dwelling <input checked="" type="checkbox"/>Yes - Design features match existing dwelling <input checked="" type="checkbox"/>Yes - Windows in proportion <input checked="" type="checkbox"/>Yes - Within any defined building line <input checked="" type="checkbox"/>Yes - Matching materials to host dwelling <input checked="" type="checkbox"/>Yes - Subordinate to host dwelling <input checked="" type="checkbox"/>Yes - Remaining space between dwellings avoids terracing <input checked="" type="checkbox"/>Yes - Important landscaping retained <input checked="" type="checkbox"/>Yes - Other (please state) <input type="checkbox"/>Yes <div style="border: 1px solid black; padding: 5px;"> <p>The proposal to the rear of the property includes the removal of existing plastic conservatory and replacing this with a conservatory made with brick and timber and a and a glazed structural roof. Although the footprint will increase in size slightly this will not materially alter the proportions and scale of the development in this case due to its location between the application property and neighbouring property rear outriggers.</p> <p>The proposed new window to the front of the property is modest in scale and is positioned centrally above the front door. Materials are stated as being timber frames painted white to match the existing window. No further details are given and so a condition is recommended that further detail be submitted prior to work commencing on site. It is considered that subject to the above condition the proposed window will not detract from the character of the existing property or negatively impact upon the wider row of cottages or wider street scene. The proposal is considered to be in keeping with original house and character of the</p> </div>

wider area and is therefore considered compliant under Core Strategy CS2, Local Plan Policy EV/1, and to satisfy emerging Local Plan Policy DS5.

c.) Are any elements contrary to guidance with respect to design or the impact on the street scene?

Yes No

3. Consideration of Issues – Amenity

a.) Does the proposal comply with the guidance in the Design SPD with respect to the following (complete the table for all neighbouring properties using an X to indicate no impact)?

Neighbour	Sunlight	Daylight	Privacy	Outlook
21 Main street	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
23 Main street	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

b.) If yes to any impact in the table above, explain below which neighbour or neighbours are affected, how and why?

The proposed window to the front of the property faces towards the street scene and does not face towards any neighbouring property.
 The proposed alterations to the conservatory to the rear of the house will occupy the same position as the existing which will be removed as part of the proposal. The proposed change to the existing patio doors and replacing with a single door and window will not further impact upon the privacy of neighbouring properties. Due to the location of the proposal, the slight increase in the depth to the rear (170mm) will not impact upon the light or outlook of the neighbouring properties. It is therefore considered that the proposal will not unreasonably impact upon the nearest neighbouring properties in terms of loss of privacy, light, outlook or overshadowing in this case. The proposal is therefore considered compliant under Core Strategy CS2, Local Plan Policy EV/1, satisfies emerging Local Plan Policy DS5 in respect of residential amenity, and complies with the adopted Design SPD.

c.) Are there any of the listed impacts, that have been raised by neighbours but are not selected in the table at b.) above?

Yes (describe these & why they comply with the guidance) No

d.) Are there any other impacts on neighbour amenity, (not identified above)?

Yes (list below) No

e.) If there are any identified impacts at b.) and/or c.) can they be mitigated and how?

Yes (explain below) No

f.) Will the proposal preserve the amenity of those that will live in the development?

Yes No (explain below)

g.) Are there any other material considerations that influence this assessment?

Yes (list below) No

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h.) Overall, is the proposal considered compliant with the policies stated above with regard to neighbour and occupier amenity?

Yes No (describe at h.below)

4. Consideration of Issues – Parking/Highways

a.) Size of existing dwelling (beds):

1 2 3 4+ Not Known

b.) Size of extended dwelling(beds):

1 2 3 4+ Not Known

c.) Amount of off road parking available (meeting minimum LHA standards)

Existing

1 2 3+ Not Known

Proposed

1 2 3+ Not Known

d.) Does the development have the required amount of parking set out in TR/18 and the relevant LCC advice?

Yes No

e.) If No, are there other material considerations that make this acceptable?

Yes (describe below) No

The property has shared parking provision to the rear of the house shared with the properties either side. There would be no increase in the number of bedrooms and no impact on parking provision or highway visibility as a result in this proposal. The proposed development is therefore considered to be compliant with Saved Policy TR/18 of the Borough of Charnwood Local Plan 2004.

f.) Are there any other highway safety issues to consider?

Yes (describe below) No

- g.) Overall, is the proposal considered compliant with the policies stated above with respect to highway safety and avoid a severe impact upon the highway as a result?
Yes No (describe at h. below)

5. Consideration of Issues – Heritage (where applicable only)

a.) What heritage assets could be impacted by the proposal (list)

- Newtown Linford Conservation Area

b.) Please describe the significance of each asset:

Newtown Linford is described in the appraisal as being a linear village in the valley of the river Lin at the edge of Charnwood Forest. The definition of special interest of the village is based on:

- The connection to the landscape of Charnwood Forest;
- The historic, physical and economic association with Bradgate Park and the Grey family;
- Common use of a limited palette of materials:
- Charnwood Forest granite, soft red brick, Swithland slate and thatch, six pane casement windows;
- Dry stone boundary walls and hedges or simple picket fences;
- The open nature of the linear village: grass verges, boundary features, front gardens with trees, substantial spaces between houses;
- The setting beside the river Lin, with many trees, especially alders;
- The commercial centre for visitors with many traditional reminders such as Eric's Ice Cream Kiosk, the Post Office and the blue Police Box.

The Conservation Area Appraisal describes the village and Bradgate Park as being relatively young, although there are several remaining timber framed cottages and many of the houses which appear to be stone built reveal earlier timber framed origins.

c.) How does the proposal impact on the significance of each of these assets (if there is no impact please state)?

The proposed replacement conservatory is considered a modest intervention in scale and form and being situated to the rear would not have a significant impact on the character and appearance on the property. The proposal is considered to be in keeping with the design of the property. The proposed materials for the walls, roof and the windows are considered to be an improvement to the existing and of a type sympathetic to property and Conservation area.

With regards to the proposed window this is modest in scale and subject to the recommended condition to finalise the materials, the proposal will be of a design to match the existing and as such the proposed alteration to is not considered to impact on the significance of the conservation area. The location of the window being situated centrally above the front door aligns itself with the door beneath helping to integrate the aperture to the overall design of the property and the character of the conservation area.

It is therefore considered that no harm would be caused by the proposed development, that would need to be outweighed by public benefits and the proposal is considered to be in accordance with Policy CS14 of the Charnwood Local Plan Core Strategy, EV8 of the Emerging Local Plan as well as The Planning (Listed Buildings and Conservation Areas) Act 1990.

d.) Based on this, is the proposal considered to cause substantial or less than substantial harm to the significance of any of the identified heritage assets?

Yes (please describe which asset is harmed, the level of harm and why) No

No harm

e.) Is this harm outweighed by public benefits of the scheme?

Yes (list below) No N/a (no harm)

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f.) In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Special regard/attention has to be given to the Listed Building(s) and/or the Conservation Area affected by this development. Does this proposal preserve or enhance the significance of the heritage assets?

Yes No

g.) Does the proposal comply with policy CS14?

Yes No

6. Any Other issues (set out below)

7. Conclusion

In conclusion, it is considered that the development is an appropriate addition to the existing dwelling to enhance the amenity of the current and any future residents of the property. The proposed development would be in keeping with the character and appearance of the existing dwelling, nearby properties, and the overall street scene. There will be no harm to the Conservation Area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the proposal will not impact upon the amenities of the residents of neighbouring dwellings and will not impact upon highway safety.

It is considered that the proposed developments at 23 Main Street Newtown Linford complies with Policies CS2 and CS14 of the Charnwood Local Plan 2011-2028 Core Strategy, "saved" Policies EV/1, H/17, and TR/18 of the Borough of Charnwood Local Plan (2004) and emerging Policies DS5, T3 and EV8 of the Draft Charnwood Local Plan 2021-2037. Additionally, the proposed development would be considered compliant with the Design SPD of Charnwood Borough Council, the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

8. Recommendation

I recommend that planning permission should be GRANTED subject to the following conditions

9. Conditions or Reason for refusal

- 1) T01 The development, hereby permitted, shall be begun not later than 3 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 Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) The development hereby permitted shall be carried out in accordance with the following plans:
 - Application Form;
 - Proposed plans including block and location plan ref 22.52.2 titled Existing and Proposed Elevations;all received by the Local Planning Authority on 10th February 2023.
REASON: To define the terms of the planning permission.
3. No works shall begin until details of the design, materials of construction and finish of the proposed new window opening has been submitted to and agreed in writing by the local planning authority. The works shall be carried out only in accordance with the agreed details and retained thereafter.
REASON: To ensure the satisfactory appearance of the completed development.

Informatives
NPH17
NCP01

1 GEN
NM106