

Item No. 4

**Application Reference Number P/19/2044/2**

**Application Type:** Full **Date Valid:** 01/10/2019  
**Applicant:** D Hankin  
**Proposal:** Erection of single storey extension to rear of detached dwelling  
(Revised scheme - P/18/2068/2 refers)  
**Location:** 66 Pitsford Drive  
Loughborough  
LE11 4NY  
**Parish:** Loughborough **Ward:** Loughborough  
Garendon  
**Case Officer:** Deborah Liggins **Tel No:** 01509 634733

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This application is referred to Plans Committee in accordance with exceptions contained within the Council's scheme of sub-delegation to Heads of Service embedded within the Constitution.

**Description of the Site**

The application site is a detached dwelling located on the northern side of Pitsford Drive which is a cul-de-sac spine road serving a housing estate off Old Ashby Road.

Surrounding land uses are as follows:

<b>Boundary</b>	<b>Adjacent land use</b>
To the west	Is a belt of structural landscaping between the residential area and land associated with the Garendon estate
To the north	Is Shortcliff Brook and the public open space between further residential development beyond.
To the south	No. 64 Pitsford Drive
To the east	No 68 Pitsford Drive

The application dwelling is a hipped roof house of brick and tile construction with an attached double garage to its western side. A hard-surfaced apron leads to a shared driveway which connects to the main public highway.

**Description of the Application**

Planning permission was granted under P/18/2068/2 for a single storey extension to the rear of the dwelling and this proposal seeks to increase its width from 8.70m to 9.21m. The depth of the extension would remain as previously approved at 4.1m and the height and roof design would remain as previously approved. The revised proposal would result in a slightly wider single storey extension to the rear of the garage to provide a utility room and wet room. This would wrap around part of the existing rear elevation to provide a slightly larger kitchen extension than previously considered. The kitchen extension would project

1.6m from the existing rear elevation and now includes two roof lights. The extensions would be 2.34m in height to eaves and 3.5m to the ridge and would include hipped roofs to match the pitch of the main house roof. The extension would remain inset from the existing side elevation of the garage by 0.75m.

## **Development Plan Policies**

### Charnwood Local Plan 2011-2028 Core Strategy (adopted 9 November 2015)

The following policy is relevant to this application:

Policy CS2 – High Quality Design – requires new developments to respect and enhance the character of the area, protect the amenity of people who live and work nearby and function well and add to the quality of the area.

### Borough of Charnwood Local Plan (adopted 12 January 2004 (saved policies)

The saved policies relevant to this proposal include:

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality

Policy H/17 – Extensions to Dwellings (including garages) – states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy TR/18 - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

## **Material considerations**

### The National Planning Policy Framework (2019)

Paragraph 7 identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions

of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

#### National Planning Practice Guidance

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

#### National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

### **Relevant Planning History**

<b>Ref.</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
P/18/2068/2	Erection of single storey extension to rear of detached dwelling	Granted by Plans Committee	31.1. 2019

## Responses of Statutory Consultees

None

## Other Comments Received

None

## Consideration of the Planning Issues

The key issues in considering this application are considered to be:

- The design and impact of the proposal on the amenities of neighbouring occupiers
- The impact of the proposals on the street scene
- Car Parking

The design and impact of the proposal on the amenities of neighbouring occupiers  
Impact on adjacent properties

Property	Distance & Relationship	Guide (if applicable)	Notes
64 Pitsford Drive	6.5m to the south		The extension is set to the rear of an existing garage with no impact to No. 64.
68 Pitsford Drive	4-10m to the east		The nearest point of the extension would be 7.8m from the boundary with this property.

The proposal is located entirely to the rear of this detached and spacious dwelling and would be adjacent to woodland and the triangular garden of No. 64. Given the above context, it is considered that due to its position, design and scale, the proposal would not cause loss of daylight or sunlight to adjacent occupiers, nor would it introduce additional opportunities for overlooking. It is considered that the proposal would have no significant impact on neighbouring residential amenity and in these respects, the proposal accords with Policies CS2, EV/1 and H/17.

The impact of the proposal on the street scene

The street scene is characterised by residential properties and features clusters of dwellings accessed off shared driveways. The proposal is located to the rear of the dwelling and the front elevation of the resultant dwelling would remain unchanged from its existing appearance. The proposal would therefore have a neutral impact on the street scene and would accord with Policies CS2, EV/1 and H/17.

Car Parking

The proposal does not reduce current car parking spaces, nor does it create a need for additional car parking. The proposal therefore accords with Policy TR/18.

## Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them, including in this case the adopted Supplementary Planning Guidance on House Extensions.

The proposal is of a good quality design that accords with the surrounding area and does not impact on the amenity of neighbouring properties. It accords with the development plan and there are no material considerations that override this. Having regard to this it is recommended that planning permission is granted conditionally.

**RECOMMENDATION:-**

Grant Conditionally

- 1 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 approved plans:  
1:1250 scale site location plan  
1:500 scale block plan  
2097.1 Rev A - Proposed ground floor plan and elevations  
2097.2 Rev A - Proposed ground floor plan  
REASON: To define the terms of the planning permission.
- 3 The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.  
REASON: To ensure the satisfactory appearance of the completed development.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION  
- Policy CS2 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan have been considered in reaching a decision on this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 2 Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on House Extensions.
- 3 Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning

Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

