

Item. 04

Application Reference Number P/20/0828/2

Application Type:	Householder	Date Valid:	14/05/2020
Applicant:	Mr J Poland		
Proposal:	Erection of single storey extension to rear of dwelling		
Location:	19 Church Hill Road Thurmaston Leicestershire LE4 8DF		
Parish:	Thurmaston		
Ward:	Thurmaston		
Case Officer:	Steven Holmes	Tel No:	01509 634770

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 Application

The application site is a two storey Semi-detached property on the South side of Church Hill Road in Thurmaston. The site is on a residential street with No.17a to the west, No.21 to the East and No.19 Rutland Drive to the south, all of which are separately owned.

The proposal is for the erection of a single storey extension to the rear of the dwelling.

It would extend up to 9 metres from the rear elevation of the original house and measure a maximum of 3.2 metres to the eaves at its highest point and 4.7 metres to the top of the mono-pitch roof at its highest point. It does, however not project any further to the rear than the existing single storey extension which it replaces.

The extension is to create a dining room, downstairs washing facilities and an additional bedroom, (all at ground floor level).

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

The following policies are relevant to this application:

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

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

The policies relevant to this proposal include:

Policy EV/1 – Design – seeks to ensure a high standard of design that respects the character of the area and is compatible in mass, scale and layout.

Policy H/17 – Extensions to Dwellings – should not be detrimental to visual amenity or to the amenities of occupiers of nearby properties.

Policy TR/18 - Parking Provision in New Development notes 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 minimise harm to visual and local amenities.

Other material considerations

National Design Guide

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

National Planning Policy Framework (NPPF)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (para.6), fulfilling an economic, a social and an environmental role (para.8). Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para.12). The NPPF states that the government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development (para.124).

Design Supplementary Planning Document (2020)

Provides guidance on how a high standard of design can be met and supplements adopted Core Strategy and saved policies covering high quality design, open space requirements and measures to adapt to climate change

Relevant Planning History

P/20/0144/2 - Erection of single storey extension to rear of dwelling. –This was refused for the following reasons:

- *It is the opinion of the local planning authority that the proposed extension, by reason of its height, scale and mass close to the boundary with No.21 Church Hill Road, would have an intrusive and over dominant impact on that property, and, also give rise to a loss*

daylight to the rear garden area of No.21, to the detriment of the residential amenity of the occupiers. The proposed development is, therefore, contrary to policy CS2 of the adopted Charnwood Local Plan 2011-2028 Core Strategy, saved Policies EV/1 and H/17 of the Borough of Charnwood Local Plan and the provisions of the National Planning Policy Framework. These seek to ensure that extensions to dwellings are not detrimental in terms of over dominance or loss of light to adjacent properties. In these terms, the proposal is also in conflict with the advice given in the Borough Council's adopted Design Supplementary Planning Document.

- *It is the opinion of the local planning authority that, by reason of its design, mass, scale and height, the proposed extension would substantially and unacceptably change the scale and character of the existing dwelling to the extent that it would appear over-dominant, discordant and incongruous in relation to the dwelling and from views within the public footpath adjoining the site. Furthermore, the differing pitch of the roof would appear at odds with the existing dwelling and would add the incongruity of the proposal. It would, therefore, be severely detrimental to visual amenity. In this respect, the proposal is contrary to policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy, policies EV/1 and H/17 of the Borough of Charnwood Local Plan (2004) and the Council's adopted Design Supplementary Planning Document (2020). These seek to ensure that extensions to dwellings are compatible in scale and design with the original and other dwellings and that they are not detrimental in terms over dominance.*

Responses of Consultees

None received

Other Comments Received

No additional comments have been received

Consideration of the Planning Issues

The main issues to be considered in the determination of this application are:

- The impact on the character and appearance of the street scene;
- The impact on the amenity of occupants of neighbouring properties;
- The impact on the highway

Impact on the character and appearance of the street scene

The proposed works are predominantly to the rear with none of the alterations visible from public areas within Church Hill Road.

However, a public footpath runs along the western boundary of the site which the extension would be clearly visible from. The falling ground level from north to south and from east to west would add to this visibility.

The proposal has been reduced in height and mass from that refused as part of application P/20/0144/2.

The extension retains design features commonly utilised in residential properties such as the simple mono-pitch roof. It is considered that the overall scale of the works would no longer be excessive and demonstrates subservience to the main dwelling that is appropriate for a single storey extension.

It is considered the height and length of the proposal would not be unduly incongruous from wider views particularly while using the public footpath adjacent to the site.

The pitch of the roof as proposed does not match that of the dwelling, however, given its single storey height and location to the rear of the property this is not considered sufficient to justify a refusal of planning permission on design grounds. Views of the extension from the public footpath would be limited to the side elevation and partly screened by the existing boundary treatments. The shallow pitch also ensures the height of the roof overall can be kept to a minimum thus reducing its visual impact overall. The reduction in the length of the extension, between this and the previously approved scheme, reduces impact on the character of the area to an acceptable level.

Overall, the works would appear as an acceptable form of development which will benefit from the use of matching materials. The proposal would therefore comply with policies CS2, EV/1 and H/17, the NPPF and the Design SPD in this regard.

Impact on the amenity of neighbouring residential properties

Policies CS2, EV/1 and H/17 require that new extensions do not have an unacceptable impact on the amenity of adjacent properties. The Council's adopted Design SPD sets out guidelines as to how this can be assessed.

Impact on No.17a

This dwelling is located to the west of the application site. The 45-degree test (as defined in the Design Supplementary Guidance) is met due to the scale, position and orientation of the proposal. As a result, there would be no material loss of light to 17a. The presence of the footpath and the offset of the extension from the boundary line at No.19 would prevent over-dominance or loss of outlook to this neighbouring dwelling.

The dining room bi-fold doors and washroom window within the proposed extension will face to this property. Being situated on significantly higher ground level, these windows would exceed the height of the boundary treatments to No.19, however, they would immediately face the side elevation of No.17a and an existing outbuilding serving this dwelling. As a result, there would be no clear views into the

rear amenity space of No.17a. Furthermore, the washroom window would be obscure glazed thus ensuring privacy is maintained for both occupants and neighbouring properties.

Impact on No.21

This dwelling adjoins the application site to the east and forms the other part of the semi detached pair. It has a single storey extension to the rear which mirrors the existing single storey extension on the rear of the application property. Within this there is a large window facing onto the garden. The previous refusal was based, in part, on the loss and outlook to this window. The current submission seeks to overcome this by reducing the height and length of the proposed extension. It has been reduced from 5.2m to 4.7m in height at the boundary and no longer projects any further than the existing single storey extension. As a result the current proposals would not lead to a material loss of light or outlook to this window.

No side facing windows are proposed meaning there would be no loss of privacy to this neighbour.

Other properties

There are no other properties which are considered to be affected by the development given the distance from the proposed works.

Taking in to consideration the above assessment, the proposed works would not therefore comply with policy H/17 in relation to residential amenity particularly with respect to No.188

Impact on the highway

The proposed development does increase the number of bedrooms at the property to four. Policy TR/18 states a maximum of three spaces should be provided for properties of this size and that this should be the starting point of any assessment.

The frontage of No.19 is predominantly laid to hard-standing and can accommodate two parking spaces at a size which meets the highway standards.

However, the property is within close proximity to the centre of Thurmaston with good access to amenities including those for retail and public travel. The Local Highway Authority permits a more relaxed approach to parking requirements in these circumstances and this is material in assessing the application against TR/18. The works are considered to comply with saved policy TR/18 and para 109 of the NPPF in respect to highway safety.

Conclusion

In summary, the proposed development is considered to be acceptable in its design and appearance and impact upon the street scene. The proposal is, on balance, not considered detrimental to the amenities of neighbouring properties and wouldn't cause a severe impact upon the highway.

It is therefore recommended that planning permission should be granted, subject to conditions.

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 plans:
 - Application Form - received by the Local Planning Authority on 14 May 2020
 - Site Location Plan - Drawing No. 46106(P-08) 004B - received by the Local Planning Authority on 7th July 2020.
 - Site Block Plan - Drawing No. 46106(P-08)001C - received by the Local Planning Authority on 7th July 2020.
 - Proposed Elevations - Drawing No. 46106(P-20)02F - received by the Local Planning Authority on 7th July 2020
 - Proposed Plans - Drawing No. 46106(P-20)01F - received by the Local Planning Authority on 7th July 2020REASON: For the avoidance of doubt and to define the terms of the 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 - Policies CS2 of the Charnwood Core Strategy (adopted 9th November 2015) and EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan (adopted 12th January 2004) 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 Design - Supplementary Planning Document and, therefore, no harm would arise

such as to warrant the refusal of planning permission.

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 (paragraphs 186 and 187) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015

