

## Item No. 4

**Application Reference Number** P/21/0458/2

**Application Type:** Householder                      **Date Valid:** 22/02/2021

**Applicant:** Mrs Donna Oxbrough

**Proposal:** Erection of single storey extension and outbuilding to rear of dwelling.

**Location:** 88 Broadway  
Loughborough  
Leicestershire  
LE11 2JG

**Parish:** Loughborough                      **Ward:** Loughborough Shelthorpe

**Case Officer:** Steven Holmes                      **Tel No:** 01509 634770

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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 in the interests of transparency.

### **Description of the Application**

The application site is a two storey end terrace property on the south-westerly side of Broadway in Loughborough. The site is located within a cul-de-sac offshoot to a residential street. The dwelling is adjoined by No.86 to the northeast, with No.90 Broadway approximately 7.5 metres away to the northwest, To the southeast are Nos.6, 8 and 10 Walnut Road approximately 30 metres away.

The proposal is for the erection of a single storey extension to the rear of the dwelling and the erection of a timber outbuilding within the rear amenity space adjacent to the southern boundary.

The extension will project from the rear elevation of the dwelling by 4.1 metres and span a width of 5.2 metres. The eaves will measure 2.3 metres high with the highest point of the mono-pitch roof set 3.6 metres from ground level. The extension would be constructed using render for the walls and rosemary roof tiles to match the existing dwelling.

The outbuilding will be constructed of timber and measure 5.1 metres in length by 3.8 metres in width. The structure will feature a pitched roof with side facing gables and will be 2.2 metres high at the eaves and 3 metres high at the ridge.

### **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 Planning Policy Framework

The NPPF is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are 3 dimensions to this;

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 states that where the development plan is absent, silent or relevant policies are out-of-date, proposals should be granted permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the most important policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

Section 12: Achieving well-designed places:

Paragraphs 124- 132 – Development is required to achieve high quality design that respects local distinctiveness and poor design should be refused.

#### The National Design Guide

Seeks to encourage high quality design and sets out how this can be achieved.

#### Design Supplementary Planning Document (2020)

This document seeks to encourage, promote and inspire higher design standards in new development.

#### Leicestershire Highways Design Guidance

Leicestershire County Council Highways are no longer part of the 6 Cs Design Guide arrangements; however, the provisions within that guide will continue to be applied. The guide will now be referred to as Leicestershire Highways Design Guide. It deals with infrastructure requirements for new developments.

#### Planning Practice Guidance

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues. The guidance also sets out relevant guidance on aspects of flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travels plans, supporting the policy framework as set out in the NPPF.

#### **Relevant Planning History**

None applicable

#### **Responses of Statutory Consultees**

No responses 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 principle of the development
- 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

### The principle of the development

The site is located within the limits to development for Loughborough which is recognised as a sustainable location for growth within policy CS1 of the Development Plan. The proposal relates to the expansion and improvement of an existing dwelling within identified settlement limits. The principle of the development is therefore considered to be acceptable and in keeping with the provisions of the Development Plan.

### The impact on the character and appearance of the street scene

Core Strategy Policy CS2 and saved local plan policies EV/1 and H/17 as supported by the Design Supplementary Planning Document promote high quality design and layouts for new developments.

The proposed extension and outbuilding are located to the rear of the property at the end of a cul-de-sac and would therefore not be visible within the street scene or from any public viewpoints. The overall appearance of both structures is considered to be acceptable with regards to design, scale and form whilst being subservient to the host dwelling thus complying with the guidance set out within the adopted Design Supplementary Planning Document (2020). The Extension will feature a mono-pitch roof while the outbuilding will feature a pitched roof, both of which are considered sympathetic to the design of the existing dwelling.

The extension will be finished in render which, although a deviation from the materials used for the existing dwelling, is not considered detract from the overall appearance of the host structure or impact detrimentally upon the street scene given its obscurity from public view and the common use of such materials upon domestic properties. The outbuilding will be of timber construction which is a common material for residential outbuildings.

Given this context it is considered that the proposal is acceptable in design terms and thereby complies with the provisions of the Development Plan and accompanying guidance in this regard

### The impact on the amenity of occupants of neighbouring properties

Core Strategy Policy CS2 and saved local plan policies EV/1 and H/17 also promote high quality design and layouts in order to preserve residential amenity for

both occupiers of existing neighbouring properties and the future occupiers of new developments. Further guidance on residential amenity is set out in the Design SPD.

*Impact on No.86 Broadway*

This property adjoins the dwelling to the northeast and would be closest to the proposed rear extension. This element of the proposal would be set some 875mm from the centre point of the shared boundary line (840mm from the fence post) and would comply with the 45 degree rule set out in the Design Supplementary Planning Document (2020) to prevent an unacceptable loss of light to No.86.

The single storey nature of the proposed works, accompanied by the offset from the boundary line ensures that the proposal would not result in undue over-dominance on the outlook from No.86. Furthermore, there are no side facing windows proposed to prevent a loss of privacy occurring to the adjoining property.

*Impact upon No.90 Broadway*

This dwelling is located to the northwest of the application site and positioned at a 90 degree angle to No.88.

The closest of the proposed works will be the single storey extension at approximately 8.5 metres from the shared boundary line. Views of the rear extension from No.90 would however be considerably obscured by the existing side utility/boot room of the host dwelling. More apparent to the occupants of No.90 would be views of the outbuilding. However the outbuilding would be situated over 11 metres from the closest part of the shared boundary between the dwellings and 22 metres from the side elevation of No.90.

Given the distance of both structures from No.90, it is not considered that the proposal would cause a material loss of light upon, or be detrimental to the outlook of, the occupants of this neighbouring dwelling.

A pair of glazed French doors within the extension and three windows within the outbuilding will be directed toward the shared boundary line between the two properties, however, each of the windows/doors will be at ground floor level and be obscured by existing boundary treatments therefore privacy levels to No.90 are considered to be maintained.

*Impact upon No's 6, 8 & 10 Walnut Road*

These dwellings are located to the rear of the site and would be closest to the proposed outbuilding.

However, the outbuilding would be 10 metres from the closest of the three dwellings and would be located behind the garage serving No.8 which would provide some screening. The existing southern boundary treatment would also provide further visual screening for the outbuilding.

Given the single storey scale of development, the degree of obscurity and the distance from these dwellings it is considered that the outbuilding would not cause an unacceptable loss of light or outlook to the neighbouring dwellings along Walnut

Road. There are no windows proposed within the outbuilding directed toward these dwellings therefore privacy is maintained.

The single storey extension to the dwelling will have two windows facing towards the properties along Walnut Road, however, they will be at ground floor level and be some 11.3 metres from the shared boundary line. Therefore privacy is also considered to be maintained to these properties. The distance of the extension from the shared boundary line is also considered to prevent an unacceptable impact regarding over-dominance and loss of light to these properties.

#### *Other properties*

There are no other properties which are considered to be affected by the development

The proposed outbuilding would be used as home office for the occupants of the dwelling. Given this type of use is an acceptable activity at a residential dwelling, it is not considered that there would be any issues or concerns with regards to noise and disturbance.

For the above reasons it is considered that the proposal would not result in a significantly detrimental impact neighbouring residential amenity. The proposal is therefore considered to comply with the provisions of policies CS2 and H/17 of the Development Plan along with the advice contained within the adopted Design Supplementary Planning Document (2020) in this regard.

#### Impact on the highway

Saved local plan Policy TR/18 requires new developments proposals to ensure adequate off-street parking is provided. Paragraph 109 of the NPPF states 'new development should only be resisted on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe'.

There would be no loss of on-site parking provision or any increase in the number of bedrooms at the dwelling as a result of the proposal. Therefore, the proposal does not generate the requirement for additional parking provision at the site in accordance with the Leicestershire County Council's Highways Design Guide.

With regards to highway safety, it is considered that the development will have no impact and thus complies with policy TR/18 of the Local Plan and paragraph 109 of the National Planning Policy Framework.

#### **Conclusion**

In summary, the proposed development is considered to be acceptable in its design and appearance and would have no significant impact on the wider street scene. The proposal, given its design, scale and location would not be detrimental to the amenities of neighbouring residential properties and there are no highway safety impacts identified.

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.

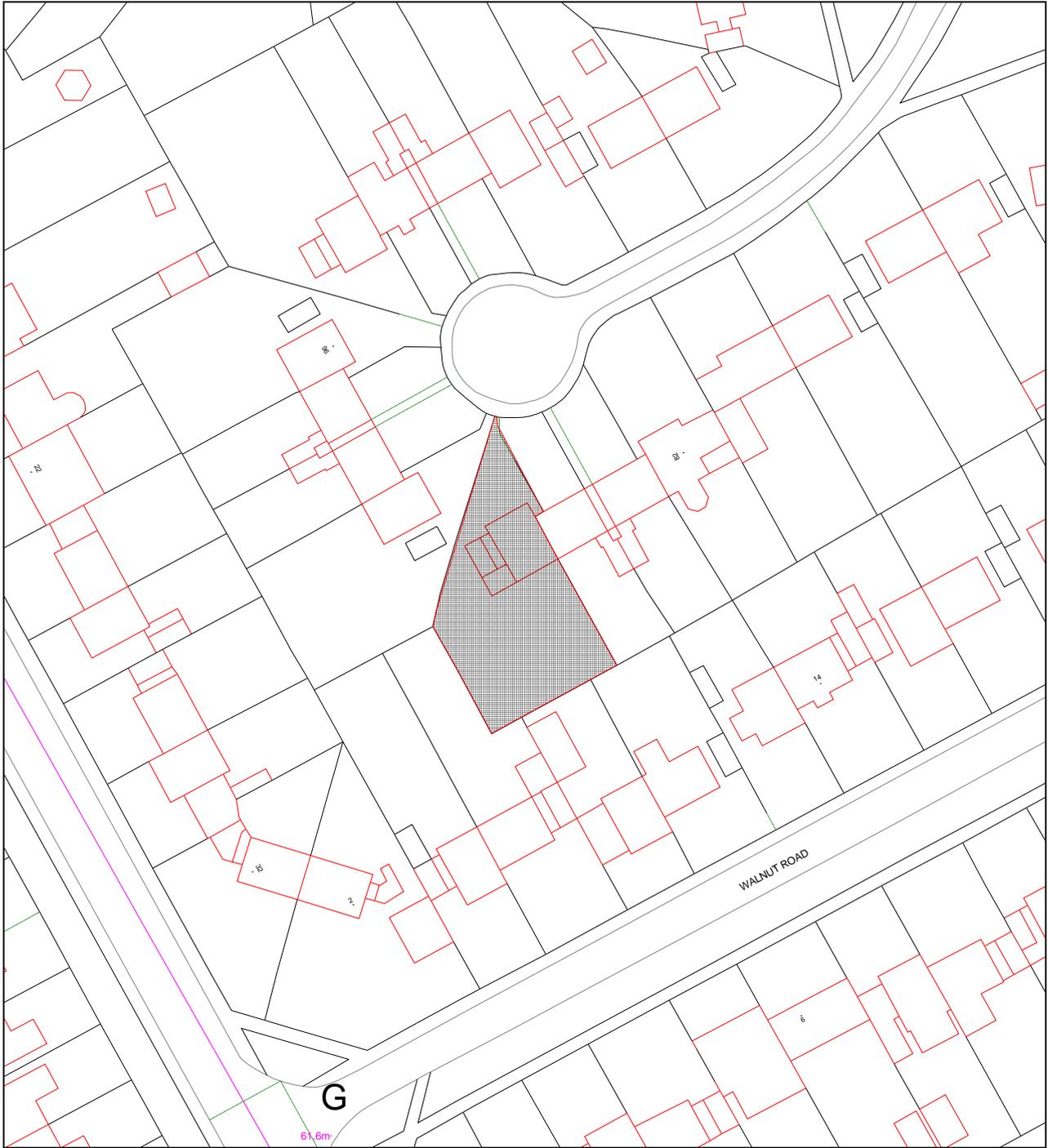
- 2) The development hereby permitted shall be carried out in accordance with the following plans:

- Application Form – received by the Local Planning Authority on 22 February 2021.
- Site Location Plan – 1:1250 scale – received by the Local Planning Authority on 22 February 2021.
- Application Plans – Drawing No. 001, Revision: P01 – received by the Local Planning Authority on 22 February 2021.

REASON: For the avoidance of doubt and to define the terms of the permission.

The following advice notes will be attached to a decision

- 1) DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION – Policies CS1 and 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.



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