

# Officer Recommendation Report

Site address: 9 All Saints Road, Thurcaston, LE7 7JD

Proposal: Proposed single storey extension to side and rear, and porch to front of dwelling.

App No:

**P/20/0917/2**

**Officer:** MM

**Date of Site Visit:**

**30/07/20**

**Date of report** 27/08/20

**Date authorised:** 28/08/2020

**By LM**

Short description of proposal/site.

The application site relates to the residential property of No. 9 All Saints Road, Thurcaston which is situated to the southern side of All Saints Road, and located within the Development Limits of Thurcaston.

The application property is a 2-storey detached dwelling with a large fronted gable, with half brick facing walls and white render finish with a slate roof. To the front of the property is a mix of amenity space and hard surfaced area for several car parking spaces.

Residential properties, No.'s 7 and 9 All Saints Road adjoin the western and eastern boundaries of the application site, whilst No.'s 27, 29 and 31 Rectory Lane adjoin the southern boundary of the site.

## Proposed Development

This application seeks full permission for a single storey extension to the side and rear and porch to the front of dwelling, following removal of the existing carport and rear/side garage and the front porch.

The extension to the side would provide a store and gym, to the rear an extension of the existing kitchen to provide a dining room and a replacement porch to the front of the dwelling.

The extension to the side infills an area between No.'s 9 and 7 All Saints Road is set behind the principle elevation where it features a flat of 3.340m high, it measures 2.9m wide to the front, 4.691 to the rear, 10.7m in length, it adjoins the proposed rear extension where it features a flat roof.

The proposed rear extension measures 2.3m deep, 6.398m wide, 3.4m to the eaves with a flat roof and 2 skylights.

The proposed front porch measures 2.484m wide, 2.3m deep, 2.3m to the eaves and 3.3m high with a pitched roof.

The site visit carried out discovered the side extension was included on the floor plans and not in the description or the block plan; as a result the re-consultation process was re-started with neighbours and statutory consultees.

## **List of Relevant Development Plan policies:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 72 02) of the Town and Country Planning Act 1990 require that planning applications for planning permission must be determined in accordance with the Development Plan unless material

considerations indicate otherwise. The Adopted Local Plan for the area comprises the Charnwood Local Plan 2011-2028 Core Strategy (CS) and the saved policies of the Charnwood Borough Local Plan 1999-2006 (LP).

Policies relevant to this application include:

Charnwood Local Plan 2011-2028 Core Strategy

- Policy CS2: High Quality Design; and
- Policy CS25: Presumption in Favour of Sustainable Development.

Borough of Charnwood Local Plan

- Policy ST/2: Limits to Development;
- Policy EV/1: Design;
- Policy H/17: Extensions to Dwellings; and
- Policy TR/18: Parking Provision in New Development.

As the Local Plan and Core Strategy pre-date the NPPF 2019, paragraph 213 indicates that due weight should be given to relevant policies according to their consistency with the NPPF. These policies are considered to be broadly consistent with the aims of the NPPF and, as such, should be given significant weight.

**List of Relevant NPPF paragraphs and PPG technical guidance, SPD, SPG, VDS, Cons AA etc.**

The National Planning Policy Framework (Feb 2019)

National Planning Policy Guidance (PPG)

Leicestershire Highways Design Guide

Design Supplementary Planning Document - Charnwood Design (January 2020)

National Design Guide (2019)

**Relevant Planning History:**

None

**Comments received from:**

Cllr. Leon Hadji-Nikolaou – would like to be informed if comments are received.

**Summary of comments received**

N/A

**List material planning consideration**

- Impact on the character and appearance of the street scene
- Impact on the amenity of neighbouring residential properties
- Impact on the highway

**List none material planning matters that have been raised.**

N/A

**Consideration and Recommendation:**

Impact on the character and appearance of the street scene

The extensions will be located to the front, side and rear of the existing dwelling. The properties on All Saints Road have a range of side and front extensions and it is not considered that the proposal will harm the character and appearance of the street scene. The single storey side extension would be set behind the principle elevation on a similar foot print of the carport and garage, the proposed front porch although visible, these extensions are subservient to the main dwelling, in design and scale with contrasting materials of render and timber cladding. It will not detract from the character and appearance of the street scene. The single storey rear extension will not be visible from the street.

The development would therefore accord with Policies EV/1 and H/17 of the Local Plan, Policy CS2 of the Core Strategy, Design Supplementary Planning Document (CBC) and the planning principles of the National Planning Policy Framework amongst other things seek to ensure that proposals are of high quality design and respect and enhance the character and appearance of the area.

Impact on the amenity of neighbouring residential properties

No.7 All Saints Road

No. 7 is a two storey detached property set at an oblique angle given the corner bend of the road to No. 9. The proposed single storey extension to the side runs parallel, on a similar foot print of the existing carport and garage, and abuts the shared boundary. Given the separation distance of 2.1m from the front and extending to 3.3m to the rear of No. 7. It is considered the proposal would not impact in terms of loss of daylight or sunlight, privacy or dominant to this property.

Furthermore, the proposed single storey side extension complies with the 45 degree rule in terms of loss of daylight and sunlight.

There would be no material harm to the amenity of No 7.

No.11 All Saints Road

No. 11 is a two storey detached dwelling. The proposed single storey side extension would not be viewed by No. 11, given its location on the other side of the plot, and the separation distance.

The proposed rear extension is approximately 3m distance from the shared boundary of No. 11; it would not be overbearing or impact on the privacy or loss of daylight or sunlight to No. 11. There would be no material harm to the amenity of No.11.

As regards to the proposed porch to the front of No. 9, given the separation distance both of these neighbours, and the fact it replaces an existing porch of the same footprint, they would be unaffected by the proposal in terms of loss of sunlight or daylight, privacy or over dominance.

Overall, it is considered that the proposed development would maintain the residential

amenities of nearby occupiers and, would therefore, accord with Policies H/17 and EV/1 of the Local Plan, Policies CS2 of the Core Strategy, and CBC Design Supplementary Planning Document.

#### Impact on highway

The development does not increase the number of bedrooms or change the existing car parking arrangements. As such, there are no parking or highway issues associated with this development.

It is considered that the development complies with paragraph 109 of the NPPF, in that there would be no unacceptable impact on highway safety, or the residual cumulative impact would not be severe. The proposal does not have a detrimental impact on highway safety and therefore, the application complies with policy TR/18 of the Borough of Charnwood Local Plan.

#### Conclusion

In conclusion then it is considered that the development to the dwellinghouse will be in keeping with the character and appearance of the street scene, will not have an unacceptable impact on the amenities of the residents of neighbouring dwellings and will not have an impact on highway safety. The development accords with planning policy CS2 of the Charnwood Local Plan 2011 - 2028 Core Strategy and saved policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan (12th January 2004), as well as the Design SPD of CBC. It is therefore recommended that the application be approved.

#### **Recommendation:**

Under the terms of the constitution, there is no requirement that this decision be referred to the elected members of the planning committee. Therefore the decision is recommended under delegated authority.

Grant Conditionally