

# Officer Recommendation Report - Householder (extension)

**Site address:**  
25 Rowbank Way  
Loughborough  
LE11 4AJ

**Description:** Erection of single storey extensions to front and rear of dwelling and 1.8m high fence to front.  
(Revised scheme P/20/1372/2 refers)

Ref: **P/21/0645/2**

**Initial & Date**

Officer Site Visit by:

**SAH 09/10/20**

Officer Report by:

**SAH 06/05/21**

Countersigned:

**LW 12.05.21**

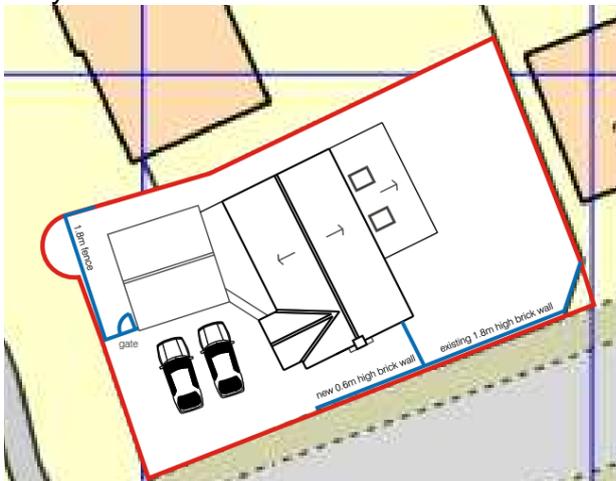
## 1. Short description of proposal

The application seeks to build a single storey extension to the rear of the current dwelling in order to provide an extended living space, a single storey extension between the dwelling and the garage to create a utility area and a 1.8m high fence within the front amenity space.

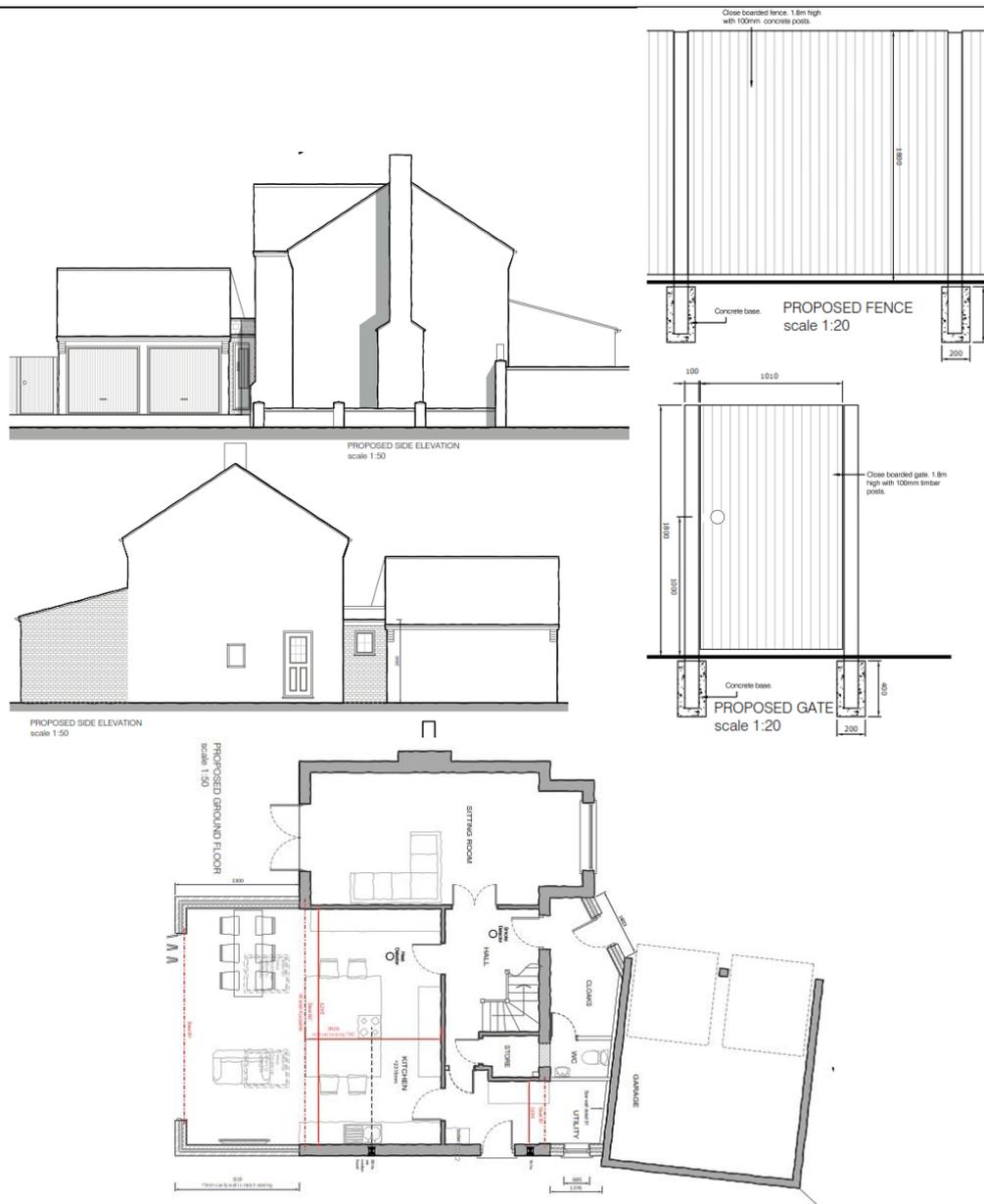
The rear extension will project approximately 3.3 metres from the rear of the existing dwelling. It will be 2.5 metres high to the eaves and measure 3.6 metres to the ridge of the mono-pitched roof.

The front extension will in-fill a space between the dwelling and the garage. The extension will have a width of approximately 3.6 metres, will be 2.6 metres high to the top of a flat roof and measure 3.1 metres to the ridge of the faux pitch.

The close boarded fence would be 1.8 metres high and located to the front and northerly boundary.



PROPOSED REAR ELEVATION  
scale 1:50



The application sought here is a revised scheme of P/20/1372/2 with the primary change being an enlarged extension to the front between the garage and the front elevation of the dwelling.

## 2. Short Description of Site

The application site is located upon the northern side of Rowbank Way in Loughborough at the corner of the public highway and a private drive. It is adjoined by No.23 to the north and No.27 to the east.

The host property is a two storey detached dwelling with a pitched roof and side facing gables. The property is of circa 1990's construction.

The site within flood zone 1.

## 3. Relevant Development Plan policies:

• Core Strategy Policies (list):	CS/2
• Saved Local Plan Policies (list):	EV/1, H/17, TR/18
• Neighbourhood Plan Policies(list):	
<b>4. Relevant Material Considerations:</b>	
• NPPF	<input checked="" type="checkbox"/> Yes
• Leicestershire Highway Design Guide	<input checked="" type="checkbox"/> Yes
• CBC Design SPD (2020)	<input checked="" type="checkbox"/> Yes
• National Design Guide	<input checked="" type="checkbox"/> Yes
• Other (please state below)	<input type="checkbox"/> Yes
Other -	

5. Relevant Planning History		
Reference	Description	Decision & Date
P/20/1372/2	Erection of single storey extensions to front and rear of dwelling and 1.8m high fence to front.	Granted – 20/10/20

6. Comments Received	
<b>Consultees</b>	
<b>From</b>	<b>Comments</b>
None	
<b>Neighbours</b>	
<b>From</b>	<b>Comments</b>
None	
<b>Any NON Planning matters raised (list)</b>	
• None	

7. Constraints	
• Conservation Area	<input type="checkbox"/> Yes
• Listed Building	<input type="checkbox"/> Yes
• Other Heritage	<input type="checkbox"/> Yes
• Flooding	<input type="checkbox"/> Yes
• Article 4	<input type="checkbox"/> Yes
• Other (please state below)	<input type="checkbox"/> Yes
Other –	

8. Consideration of Issues – Design & Street Scene
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- a.) Is the proposal considered compliant with policies stated above with respect to the impact upon the street scene overall?  
 Yes       No (go to section e. below)

b.) If yes why?

- Roof design matches existing dwelling  Yes
- Design features match existing dwelling  Yes
- Windows in proportion  Yes
- Within any defined building line  Yes
- Matching materials to host dwelling  Yes
- Subordinate to host dwelling  Yes
- Remaining space between dwellings avoids terracing  Yes
- Important landscaping retained  Yes
- Other (please state)  Yes

Other –

- c.) Are any elements contrary to guidance with respect to design or the impact on the street scene?  
 Yes       No

d.) If yes, what and why is this acceptable?

**DESIGN BASED REFUSAL**

- e.) If the proposal is not in compliance with design policies and guidance, please set out below what the issues are. This should be a full account as it may form the justification for a reason for refusal :

**9. 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)?

Neighbour	Sunlight	Daylight	Privacy	Outlook
No.23	<input checked="" type="checkbox"/> Yes			
No.27	<input checked="" type="checkbox"/> Yes			

- b.) If the proposal would not comply with the guidance in the Design SPD, explain below which neighbour or neighbours are affected, how and why?

- 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

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

Yes (explain below)  No

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

Yes (list below)  No

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

Yes  No (describe at h. below)

#### **AMENITY BASED REFUSAL**

h.) If the proposal is not in compliance with policies and guidance relating to amenity, please set out below what the issues are. This should be a full account as it may form the justification for a reason for refusal :

### **10. 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

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)

**HIGHWAY/PARKING BASED REFUSAL**

h.) If the proposal is not in compliance with policies and guidance relating to highways and parking, set out below what the issues are. This should be a full account as it may form the justification for a reason for refusal :

**11. Consideration of Issues – Heritage (where applicable only)**

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

- Not applicable

b.) Please describe the significance of each asset:

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

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

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

**HERITAGE BASED REFUSAL**

- h.) If the proposal causes harm to a heritage asset that is not outweighed or fails to conserve the significance of that asset, please set out below what the issues are. This should be a full account as it may form the justification for a reason for refusal :

**12. Consideration of Issues –Flooding (where applicable only ie only if within a flood zone)**

- a.) Overall, is the proposal considered compliant with the policies stated above with respect to flood risk?

Yes      No (describe at c. below)

- b.) If yes Why?

- Floor levels set no lower than existing Yes
- No significant increased water displacement due to garage being demolished Yes
- Water proofing included where appropriate Yes
- Sockets installed 300mm above finished floor level Yes

**FLOODING BASED REFUSAL**

- c.) If the proposal causes flood risk, please set out below what the issues are. This should be a full account as it may form the justification for a reason for refusal :

**13. Any Other issues (set out below)**

Flooding considered acceptable due to being located in flood zone one.

**14. Conclusion**

The extended building would not be detrimental to the character and appearance of the street scene in line with policies CS2 and EV/1, it would not cause a material impact upon residential amenity in line with policies CS2, EV/1 and H/17 and it would not increase parking requirements or be detrimental to current parking thus avoiding a severe detriment to highway safety in adherence to para 109 of the NPPF and policy TR/18.

**15. Recommendation**

Grant Conditionally

**16. Conditions or Reason for refusal**

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 18 March 2021.

- Location and Existing Site Plans – Drawing No.A001 - received by the Local Planning Authority on 18 March 2021.

- Proposed Site Plan and Fence Detail – Drawing No.A002, Rev: A - received by the Local Planning Authority on 18 March 2021.

- Existing and Proposed Floor Plans and Rear Elevations – Drawing No.P001, Rev: A - received by the Local Planning Authority on 18 March 2021.

- Existing and Proposed Front and Side Elevations – Drawing No.P002, Rev: A - received by the Local Planning Authority on 18 March 2021.

REASON: 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.