

# Officer Recommendation Report - Householder (extension)

**Site address:**

148 Birstall Meadow Road, Birstall. LE4 3NF

**Description:**

Proposed single storey extension to side and rear of existing dwelling to provide sunroom

Ref:

**P/21/1418/2**

**Initial & Date**

Officer Site Visit by:

WJL/13<sup>th</sup> August 2021

Officer Report by:

**WJL**

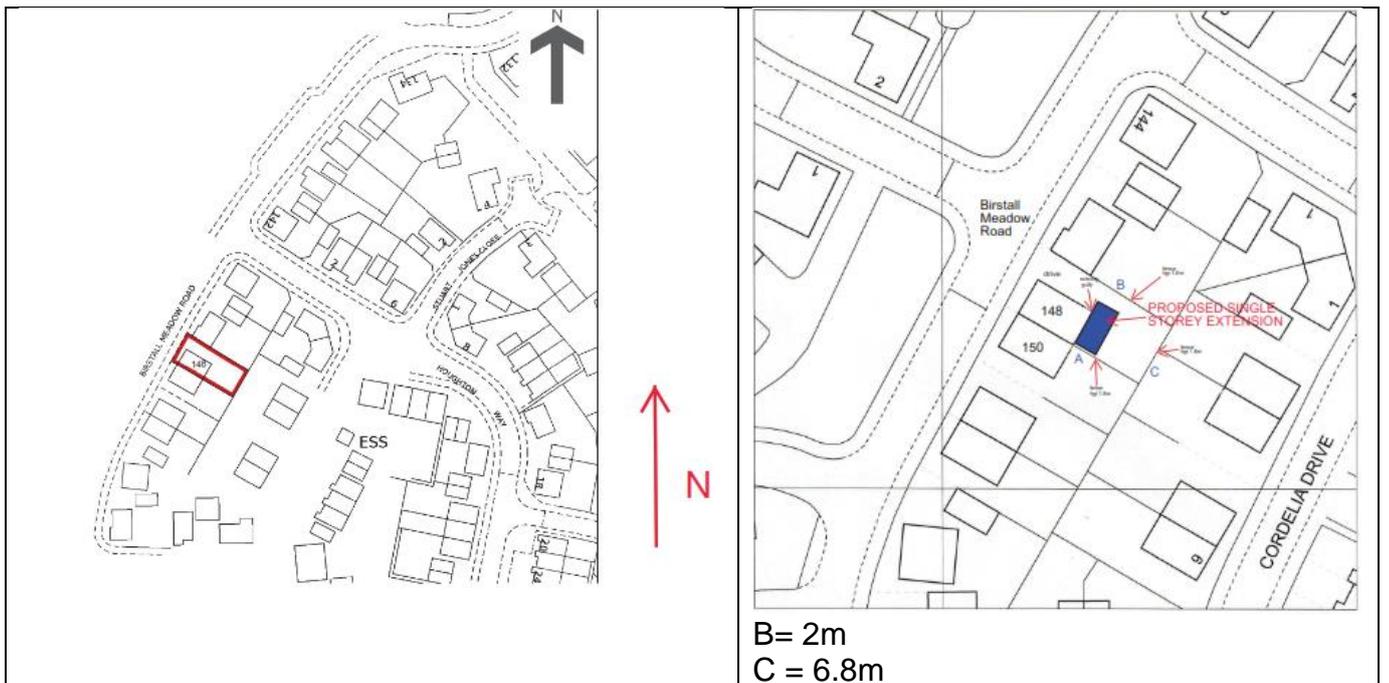
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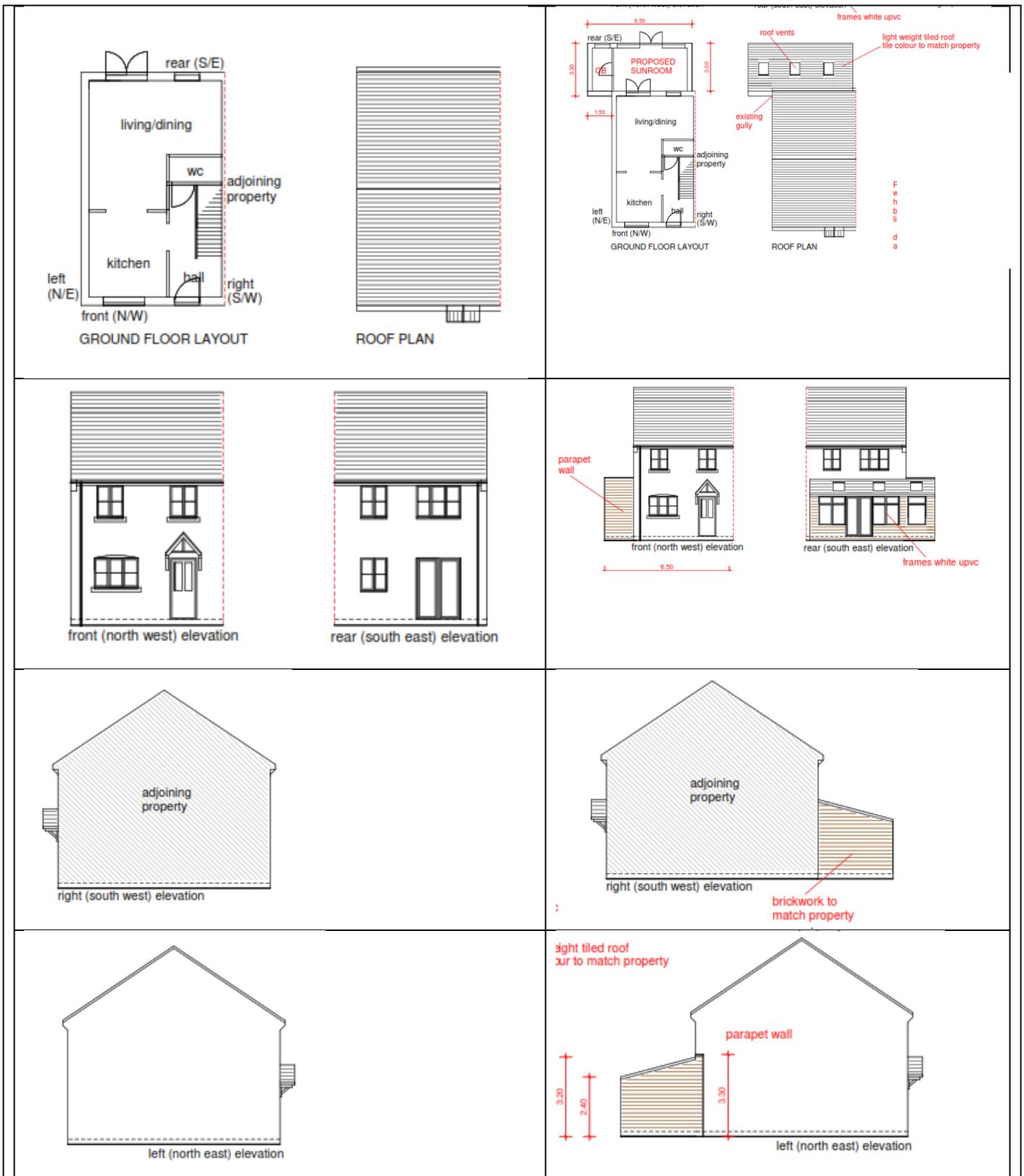
**LW 14.09.21**

## 1. Short description of proposal

This application seeks permission for a single storey extension to the rear of the existing dwelling. This will take the width of the existing dwelling and extend to the side, having a total width of 6.5m and projecting 1.5m beyond the side of the existing dwelling. The extension will have a monopitch sloping roof with 3 no. rooflights with a height to eaves of 2.4m and maximum height to ridge of 3.2m. The extension will be 3m deep and is brought away from the mutual boundary with the adjoining dwelling at 150 Birstall Meadow Road by 0.15m.

The extension will be constructed using brickwork and tiles to match the existing dwelling and will provide a sunroom with storage cupboard.





**2. Short Description of Site - Include Description of Neighbouring properties (window positions, window types, levels, boundary treatments etc)**

The application relates to 148 Birstall Meadow Road, Birstall which is a 2-storey semi-detached dwelling set within a recently built residential estate. The dwelling has tandem car parking to the side between it and the neighbouring dwelling at 146 Birstall Meadow Road. The rear garden is

screened from its neighbours by 1.8m high fencing.

### 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):	

### 4. Relevant Material Considerations:

• 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 type="checkbox"/> Yes
• Other (please state below)	<input type="checkbox"/> Yes
Other -	

### 5. Relevant Planning History

Reference	Description	Decision & Date
	No relevant history	

### 6. Comments Received

Consultees	
From	Comments
Birstall Parish Council	No comment
Neighbours	
From	Comments
None received	•
Any NON Planning matters raised (list)	
None received	

### 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**

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 using an X to indicate no impact)?

Neighbour	Sunlight	Daylight	Privacy	Outlook
146 Birstall Meadow Road	<input checked="" type="checkbox"/> Yes			
150 Birstall Meadow Road	<input checked="" type="checkbox"/> Yes			

5 & 7 Cordelia Drive	<input checked="" type="checkbox"/> Yes			
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b.) If yes to any impact in the table above, 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 N/A

f.) Will the proposal preserve the amenity of those that will live in the development?

Yes No (explain below)

The proposed extension meets the 45 degree tests as set out in the Council's SPD on Design and therefore will not result in material harm to the daylight currently enjoyed by the residents of neighbouring properties. Being single storey in height it will not result in loss of privacy or overlooking and will not result in a harmful impact on outlook.

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

Yes (list below) No

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

Yes No (describe at h.below)

**AMENITY BASED REFUSAL**

i.) 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

The proposed extension will not affect car parking provision at the property nor result in demand for additional parking.

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)

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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. Any Other issues (set out below)**

**13. Conclusion**

The proposal will not result in harm to the character or appearance of the street scene, will not

affect the amenities currently enjoyed by the occupants of neighbouring or adjoining dwellings and will not affect car parking. The proposal accords with planning policy both at national and District level – in particular Policy CS2 of the Charnwood Local Plan 2011 - 2028 Core Strategy and saved policies EV/1 and H/17 of the Borough of Charnwood Local Plan (adopted 12th January 2004), as well as the Council's SPD on Design, the provisions of the NPPF and the National Design Guide. It is therefore recommended that the application be approved.

#### **14. 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.

Conditional Approval

#### **15. Conditions or Reason for refusal**

1. 3 year time limit
2. Specified materials
3. Approved plans