

<b>Recommendation: Conditional approval</b>	
<b>20240548</b>	<b>42 Barnes Close</b>
Proposal:	Construction of single storey extension at side and rear of house (Class C3) (amended plans)
Applicant:	Mr & Mrs Ruparel
View application and responses:	<a href="https://planning.leicester.gov.uk/Planning/Display/20240548">https://planning.leicester.gov.uk/Planning/Display/20240548</a>
Expiry Date:	3 October 2024
Case Officer:	Stuart Shaw
Ward	Troon



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## Summary

- The application is brought to committee as the applicant is an employee of the Council.
- The application is for a house extension and the main issues are design/appearance and neighbouring residential amenity.
- No representations have been received from neighbours.
- The application is recommended for conditional approval.

## The Site

The application relates to a two-storey detached dwellinghouse within a suburban residential cul-de-sac. The house has a gable end roof design and a front gable porch. To the right hand side (south) of the house there is a neighbouring two storey

dwelling and to the left hand side (north) are the rear elevations/gardens of further two storey dwellings.

There is an existing outbuilding at the rear of the garden.

The site is in an area that was a historic roman settlement and a drainage hotspot.

## The Proposal

The proposal is for a single storey extension to the dwelling. The extension would measure 3.1m in width to the side (north) and extend back 13.1m. It would extend beyond the rear elevation by 5m and measure 3.9m in width at the rear.

The external materials would consist of bricks, roof tiles and uPVC windows and doors all to match the existing dwelling.

The extension would accommodate 2 additional bedrooms.

The proposal was amended during considerations to reduce the massing of the extension from that initially proposed.

## Policy Considerations

### National Planning Policy Framework 2023 (NPPF)

Paragraph 2 (Primacy of development plan)

Paragraph 115 (Highways considerations)

Paragraph 135 (Good design and amenity)

Paragraph 139 (Design decisions)

### Local Policies

Core Strategy policy CS03 (Well-designed developments)

Local Plan policy PS10 (Residential amenity)

Local Plan policy AM12 (Residential parking)

### Further Relevant Documents

Residential Amenity Supplementary planning document (SPD) 2008

Local Plan Appendix 001 – Vehicle Parking Standards

## Consideration

This application is a householder application to extend the dwellinghouse. House extensions are acceptable in principle subject to the considerations detailed below.

### Appearance

NPPF paragraph 135 and Core Strategy policy CS03 require well-designed developments that do not detract from the appearance of the area.

The Council's Residential Amenity SPD Appendix G provides a design guide for house extensions to ensure they appear proportionate and consistent with existing dwellings.

The extension would be single storey in height and flush with the front elevation and therefore be of subservient massing to the original dwelling. I consider that the extension would also not be of excessive width. The proposal would use external materials to match the existing house and this can be secured by condition. Overall,

the extension would not conflict with the above planning policies or SPD guidance and would not significantly harm the character of the area. I consider that the proposal would be acceptable in terms of design and appearance.

#### Neighbouring Residential Amenity

NPPF paragraph 135 and Local Plan policy PS10 require consideration to be given to impacts on neighbours' amenity. The Council's Residential Amenity SPD Appendix G also provides guidance on ensuring that house extensions do not significantly impact on neighbouring amenity.

The side (north) wall of the proposed extension would be in close proximity to the rear of the yard associated with 43 & 44 Barnes Close and the rear garden of no.45 so the extension would be visible from those properties. No.45 has its own rear extension and the side wall of the new extension would be c.6.6m from the rear windows of no.45. The very rear of the extension would also be in close proximity to the garden of no.46. However, the eaves height of the extension at 2.3m would be modest. In the context of the existing two storey side wall of the dwelling, I consider that the proposed extension would only add limited massing of the house to outlook from the rear of the neighbouring dwellings. I would not consider that amenity of neighbours would be severely impacted from the proposed extension in terms of overshadowing or overbearing impact. Furthermore there would be no windows overlooking at close proximity to any neighbours and the extension would not be within close proximity to any other neighbouring properties.

The proposal would provide additional bedrooms to the application site which would retain an acceptable size of garden space to provide a high standard of amenity for future occupiers of the dwelling.

As such, the proposal would be acceptable in regard to residential amenity and would accord with Local Plan policy PS10 and NPPF paragraph 135.

#### Further Notes

The application site has hardstanding for parking to the front. The proposal would remain as a family house and there would be no concerns in regard to highways function or parking from this small scale application.

The proposal is a modest house extension to an existing dwelling in an established residential estate. The site is not in a high flood zone. As such there would not be material impacts to the area in regard to drainage or archaeology.

#### Conclusion

For the reasons outlined above, the proposal is acceptable in terms of the main issues of design and residential amenity and would comply with the development plan and NPPF. There are no other material planning considerations for this householder extension that would override this. I therefore recommend conditional approval.

#### CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)

2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. Development shall be carried out in accordance with the following approved plans:
  - A201 Proposed First Floor & Roof Plan
  - A202 Proposed Elevations
  - A203 Amenity Space
  - A204 Block Planreceived on 09/09/2024
  - A200 Proposed Ground Floor Plan Rev Breceived on 12/09/2024  
(For the avoidance of doubt).

#### NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).

The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2023 is considered to be a positive outcome of these discussions.