

<b>Recommendation: Conditional approval</b>	
<b>20182612</b>	<b>20 STRETTON ROAD</b>
Proposal:	INSTALLATION OF TWO ROOF LIGHTS TO FRONT AND CONSTRUCTION OF DORMER EXTENSION TO REAR OF HOUSE (CLASS C3); ALTERATIONS (AMENDED PLANS RECD 04/02/19)
Applicant:	D PATEL
View application and responses	<a href="http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20182612">http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20182612</a>
Expiry Date:	20 February 2019
TB	WARD: Westcotes



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**Summary**

- Brought to Committee as the applicant is a partner to an officer of the Leicester City Council’s Local Planning Authority.
- The main considerations are design and amenity in relation to the Conservation Area.
- The application is recommended for conditional approval.

## **The Site**

The application relates to a two storey mid-terrace dwelling house (Class C3) located within a Primarily Residential Area. The site is located within the West End Conservation Area and is covered by the Daneshill Article 4 Direction, which removes permitted development for the enlargement or alteration of a dwelling house.

## **The Proposal**

The proposed dormer and roof lights will allow for the conversion of the roof space into habitable space to be used as an additional bedroom with en-suite. The rear dormer will replace an existing roof light on the rear roof plane, and will have a rearwards facing window. A soil vent pipe with a 100mm diameter is proposed to the front of the house, made of black upvc. This pipe will replace an existing black rainwater pipe, whilst a new rain water pipe will be installed to the front elevation of the house. The plans have been amended to provide additional information on the proposed soil vent pipe and the roof lights. A Design and Access (D&A) Statement has also been submitted with the application.

## **Policy Considerations**

### National Planning Policy Framework (NPPF)

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions

Paragraph 11 contains a presumption in favour of sustainable development.

Part 12 of the NPPF focuses on requiring good design. Paragraph 124 describes good design as a key aspect of sustainable development.

Paragraph 109 advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Paragraph 127 sets out criteria for assessing planning applications which includes issues such as the long term functionality of development proposals; visual impacts; the ability of development to relate to local character; creation of a sense of place using various design tools such as building types and materials; optimising the potential of development sites; and, designing safe, secure and inclusive developments with a high standard of amenity for existing and future users.

Paragraph 192 – desirability to sustain & enhance significance of Heritage Assets

Paragraph 193 – great weight should be given to asset's conservation

Paragraph 196 – proposals of less than substantial harm to the significance of a designated Heritage Asset should be assessed against the wider public benefits of the proposal

Paragraph 200 – LPA's should look for new development to preserve or enhance significance of Heritage Assets

#### Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

#### Supplementary Planning Documents (SPD)

*Residential Amenity SPD (2008)*

*Appendix 01 Parking Standards of The City of Leicester Local Plan (2006)*

#### Other legal or policy context

*West End Conservation Area Character Appraisal (2015)*

Relevant is the statutory duty of section 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

### **Consideration**

#### Principle of development

The proposed enlargement of a dwelling house is acceptable in principle within a Primarily Residential Area, subject to the following considerations.

#### Design and Heritage Asset

The acceptability of the proposal in the context of the character and appearance of the Conservation Area is a significant consideration. The two roof lights windows proposed to the front roof plane will be conservation grade with low profile flashings and made of either powder coated aluminium or timber. Both are acceptable materials for the Conservation Area.

The soil vent pipe to the front elevation will have a diameter of 100mm, will replace an existing rain water pipe and will be made of black upvc to match with other pipes to the front of houses on Stretton Road. The new rainwater downpipe, with a diameter of 70mm, will attach to and use an existing rainwater pipe to reduce the visual impact. I am therefore satisfied that the alterations to the front elevation of the house will have minimal impact on the visual amenity of the host house and character and appearance of the Conservation Area.

From a conservation perspective, the retention of the original profile of the roof or a smaller dormer would be desirable. However, the dormer will have a tiled finish to match the existing slate roof as closely as possible. I recommend a condition that the cheeks of the dormer are constructed in materials similar in appearance to the existing roof.

The rear dormer will be set well below the ridge of the roof, above the eaves of the roof and across the rear roof plane of the main house only, not the outrigger. I therefore consider that the dormer will appear subservient to the original house.

I consider the use of a flat roof and upvc window to be acceptable as the dormer is located to the rear and is not visible from the public realm and that a reduction in the size or design of is not necessary to make the scheme acceptable in these circumstances.

I therefore consider the proposal to be acceptable regarding the visual amenity of the host building and the Conservation Area.

#### Living conditions

The proposed second floor bedroom will have a good level of light and outlook. Access to the rear amenity space and the size of the rear amenity space will be as existing. The proposal is acceptable with regards to living conditions.

#### Residential amenity (*neighbouring properties*)

To the rear of the application site is Westcotes Rest Home at 113-115 Hinckley Road. 18 and 22 Stretton Road are attached to the sides of the application site and are in use as dwelling houses. The rear dormer extension would not result in a significant increase in overlooking or loss of privacy than from the existing rear windows of the house. I do not have concerns regarding the impact of the proposal on neighbouring residential amenity.

#### Highways and Parking

The proposal will convert a three bedroom house into a four bedroom house. The site is located within Parking Standard Zone Four of *Appendix 01 Parking Standards*, and would require two off-street vehicle parking spaces for the existing house. None can be provided. Within this zone however, a three and a four bedroom house have the same vehicle parking standards and so the proposal is acceptable with regards to highways and parking.

#### Drainage

The site is located within a Critical Drainage Area. Core Strategy policy CS02 *Addressing Climate Change and Flood Risk* states that “*all development should aim to limit surface water run-off by attenuation within the site as a means to reduce overall flood risk and protect the quality of the receiving watercourse by giving priority to the use of sustainable drainage techniques in developments.*” However, the proposed dormer will not involve an increase in the existing building footprint and so I consider it disproportionate to impose sustainable drainage techniques on the minor extension and alterations proposed.

### Conclusion

In the absence of any significant impact on the character and appearance of the Conservation Area due to the lack of visibility of the proposed dormer from the public realm, or upon amenities of adjacent residents, the proposal is considered acceptable.

I therefore recommend that this application is APPROVED subject to conditions:

#### 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 cheeks of the dormer shall be constructed in materials of a similar appearance to those used in the construction of the existing roof. (In the interests of visual amenity, and in accordance with Core Strategy policies CS3 and CS18.)
3. This consent shall relate solely to the amended plans ref no. 2018/6003/01F and 2018/6003/02E received by the City Council as local planning authority on 04/02/19. (For the avoidance of doubt.)

#### **Policies relating to this recommendation**

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| 2006_AM12 | Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.  |
| 2006_PS10 | Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.   |
| 2014_CS02 | Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.  |
| 2014_CS03 | The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'. |
| 2014_CS18 | The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.   |