

Recommendation: Conditional approval	
20200780	49 Westfield Road
Proposal:	Construction of single storey extension at rear of house (Class C3); alterations
Applicant:	Mr M Cutkelvin
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20200780
Expiry Date:	6 August 2020
TB	WARD: Western



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Summary

- Brought to Committee as the applicant's partner is a member
- The main considerations are design and residential amenity.
- The application is recommended for conditional approval.

The Site

The application relates to a semi-detached dwelling house located within a Critical Drainage Area and an area characterised as Primarily Residential.

Background

There has been a dormer to the side of the house and single storey extensions to the rear of the house since at least 2002 according to mapping images. A rear dormer has recently been constructed as permitted development.

The Proposal

The application proposes the construction of a single storey extension at the rear of house with a roof light to the flat roof. Alterations include the demolition of part of the existing single storey rear extensions and the installation of a high level obscure glazed window to the side dormer to replace an existing window, which would be permitted development. Planning permission is required because the extension proposed will extend more than 3m from the original rear wall of the house. The proposed extension will have a depth of 4.1m.

Policy Considerations

National Planning Policy Framework (NPPF) 2019

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 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.

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)

Other legal or policy context

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

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO)

Consideration

Design

The extension will not be generally visible from the public realm.

The application form and plans indicates that the external finish material of the walls would match those of the original dwelling.

Space will be retained to the side of the house for bin storage.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014) and would not conflict with saved policy PS10 of the Local Plan (2006), and is acceptable in terms of the character and appearance of the area.

Residential amenity (*neighbouring properties*)

The extension would replace an existing utility room but be 1.5 metres deeper.

The extension would be away from the boundary with the adjoining property at no.51 and not project past the rear of no. 49. In each case, a 45 degree line taken from neighbouring habitable room windows would not be broken.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014) and would not conflict with saved policy PS10 of the Local Plan (2006), and is acceptable in terms of the privacy and amenity of the neighbouring occupiers.

Drainage

The site is within a Critical Drainage Area. I consider that a requirement for a scheme of sustainable drainage would be onerous and that the impact of the proposal in terms of increased surface water run-off is unlikely to be significant. I conclude that the proposal would not conflict with Policy CS02 of the Core Strategy (2014) and is acceptable in terms of sustainable drainage.

I 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 external elevations shall be constructed in facing bricks to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. This consent shall relate solely to the submitted plan ref. no. 2019/7046/02G received by the City Council as local planning authority on 23/06/2020. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and representations that may have been received and subsequently determining 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 2019.

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'. |