

## COMMITTEE REPORT

<b>20210768</b>	<b>67 Ainsdale Road</b>	
Proposal:	Construction of single storey extension at front, side and rear; part two storey extension at side of house (Class C3) (Amended plans received 16/08/2021)	
Applicant:	Mr Lee Warner	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	16 September 2021	
JP2	TEAM: PD	WARD: Western



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### Summary

- Brought to Committee as the applicant is a Leicester City Council employee.
- Main issues are design and residential amenity.
- The application is recommended for approval.

## The Site

The site relates to a two-storey semi-detached property on Ainsdale Road, located within a residential area of the City. There is an existing single storey side extension which partly consists of a garage. Directly to the rear of the house is decking, and a large garden which is on higher ground than the dwellinghouse.

The property is within an Laapc 250m Buffer for St James S Station, as well as a Critical Drainage Area. The site is also partly located in a Surface Flood 1in1000 area.

## The Proposal

The proposal comprises:

A single storey extension at the front and side. It would project 0.3m in front of house and would have an overall depth of 1.3m by width of 2.3m and height of 3.5 metres and would form a partial canopy to the front of the store.

A part two storey extension at the side that measures 3.6m in depth and 2.3 m in width. The depth of this extension is partially stepped to avoid a window to the landing of the host property. The extension is set back by 1 metre from the front elevation and would have a hipped roof that measures 5.4m to the eaves and 7.1m to the ridge height.

Directly at the rear of the two-storey side extension will be a further single storey extension that will wraps round partially to the rear of the dwellinghouse. The depth of the rear projection will be 2.4m with a width of 4.8m. A four panelled window would be installed on the rear elevation of this extension and a double door would be installed on the side elevation facing 69 Ainsdale Road. This extension would have a flat roof and a parapet wall and would measure a maximum of 3.6m in height. Roof lanterns would be installed on the roof of this part of the extension.

This is an amended proposal as in the initially proposed scheme the first floor extension was not set back 1 metre from the front elevation of the property.

## Policy Considerations

### National Planning Policy Framework (NPPF) 2021

Paragraph 130 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 134 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

#### 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)

### **Consideration**

Extensions to residential properties are acceptable in principle subject to further considerations on residential amenity, character and design, parking, and drainage.

#### Residential amenity (neighbouring properties)

Policy CS03 of the Leicester Core Strategy (2014) states that development must respond positively to the surroundings and be appropriate to the local setting and context. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications, including the visual quality of the area, privacy and overshadowing, and the ability of the area to assimilate development.

Appendix G of the Council's *Residential Amenity* SPD (2008) sets out more detailed design guidance for house extensions and is therefore also relevant to the subject proposal.

Section 2.4 states that extensions should not spoil the outlook from the main windows of principle rooms and the gardens of neighbouring properties.

The proposed rear single storey extension is on the boundary with the neighbouring property at 65 Ainsdale Road. This neighbouring property has an existing two storey side and a single storey rear extension. The proposed development would not intersect a 45-degree line taken from the centre of the closest principal room window on the ground floor of this neighbouring property. The development would not result in a significant loss of light or outlook at the neighbouring property at 65 Ainsdale Road.

The neighbouring property at 69 Ainsdale Road has not been extended. Nevertheless due to the siting of the proposed development, it is unlikely to have a significant detrimental impact on the light and outlook of the principal rooms of this neighbouring property.

With the proposed development there would be approximately 320 metres<sup>2</sup> of private amenity space retained at the property, which is more than the 100 metres<sup>2</sup>

recommended in the Residential Amenity SPD for a 3 bedroom or more residential dwelling. This is therefore an acceptable amount of useable amenity space for occupants.

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.

#### Character and Design:

The first floor of the side extension would be set back by one metre from the front of the existing dwelling and the ridge line of the two-storey element would be lower than the existing ridge line. As such the proposal would appear subordinate to the existing dwelling. However, in order to ensure that the proposal is successfully integrated with the existing dwelling I consider it appropriate to attach a condition requiring materials to match.

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.

#### Parking & Highways

The proposed development would lead to the loss of an existing garage for use as car parking. However, to the front of the site there is one existing parking space. Appendix 01 Parking Standards – City of Leicester Local Plan (2006) would require 2 parking spaces, hence resulting in one less off-street parking space for the development. There is unrestricted on-street parking on Ainsdale Road and I do not consider the lack of one space would result in a severe highway safety impact to warrant a refusal on highway grounds.

I conclude that the proposal would comply with Policy CS15 of the Core Strategy (2014) and with saved Policy AM12 of the Local Plan (2006) and is acceptable in terms of parking.

#### Flooding and Drainage

The site is within a Critical Drainage Area and I consider 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.

#### Conclusion

I therefore recommend the application for APPROVAL subject to the following 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 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:  
BLOCK PLAN, 002, received 22/06/2021  
PROPOSED PLANS, 004, REVISION D, received 16/08/2021  
PROPOSED SECTIONS, 005, REVISION C, received 16/08/2021  
(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 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. 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 2021 is considered to be a positive outcome of these discussions.

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

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_CS15	To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.