

20213057	4 Woodborough Road	
Proposal:	Single storey porch extension at front; alterations to front, side and rear elevations of single storey extension at side of house (ClassC3)	
Applicant:	Mr & Mrs Harish Kumar & Kirti Harish Kumar Joshi	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	25 March 2022	
SSA	TEAM: PD	WARD: Evington



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Summary

- Brought to Committee as the applicant is a Leicester City Council employee.
- Main issues are character and appearance of the area, design, neighbouring amenity and parking.
- The application is recommended for conditional approval.

The Site

The application relates to a two-storey detached dwellinghouse (Class C3), located on a corner plot on the east side of Woodborough Road. The surrounding area is characterised by a mix of detached and semi-detached houses.

Coleman Centre (Leicester General Hospital) is to the north-west, on the opposite side of the road. There is a TPO protected tree at rear of the site which will not be affected by the development.

Background

- 20101233 Planning permission was granted for a non-material amendment to planning application 20100407 (to increase projection of the side extension from 5.25 metre to 5.75 metre) in August 2010.
- 20100407 Planning permission was granted in May 2010 for a single storey extension at the side of the house - implemented.
- 20010414 Single storey extension at the rear and alterations to the garage was approved in 2001.
- 19941675 Two-storey sitting room/bedroom extension at the side of the house was approved 1995.

Woodborough Road, Rear of nos. 2- 4

20100406 and 20090875 - Applications for change of use from public open space to residential gardens, 2-metre-high boundary fence at the rear (Class C3) were refused in 2009 and 2010.

The Proposal

The application is for a single storey extension at the front to enlarge the existing porch. It would measure 1.3m wide by 1.7m deep and would have a flat roof.

The existing conservatory at the side of the house with the fully glazed hipped roof would be replaced with a tile apex roof. The overall height would remain the same. The glazing at the front, side and rear of the existing conservatory would be replaced with brick work and insertions of a window on the side elevation and a window and patio door on the rear elevation.

Policy Considerations

National Planning Policy Framework (NPPF) 2021

Paragraph 2. The framework requires that applications for planning permission 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.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance, taking in local design guidance and supplementary planning documents. Significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

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)

Consultations

None

Representations

None

Consideration

Principle of development

Being in a residential area, the proposal is acceptable in principle provided it does not have a detrimental impact on the amenity of existing occupiers, neighbouring properties and does not have a detrimental impact on the character and appearance of the area including parking.

Character and Design

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 several 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 principal rooms and the gardens of neighbouring properties.

The application property is located on a prominent corner, and the size and scale of the front porch is small and is acceptable in design terms. The size, footprint and height of the side extension remains unchanged. The front, side and rear elevations, including the profile of the roof would change but it would be in keeping with the character and design of the existing house and the wider area.

The proposed porch and alterations would not significantly result in visual harm on the street scene or the character and appearance of the area. However, 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.

Residential amenity

The front porch will not have a detrimental impact on the amenity of the existing house or the wider area.

The size and height of the side extension remains unchanged. Due to the siting of the proposed development on the west of the house, it will not have a significant detrimental impact on the privacy, light and outlook on principal rooms of the neighbouring properties nor on the amenity of the existing house

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.

Highways and Parking

There is no change to the existing off-site parking provision.

Conclusion

The proposal would not have a detrimental impact upon the character and appearance of the area nor on the amenity of the existing house and the neighbouring properties. Overall, the proposal is considered acceptable and would be in accordance with the aims of the NPPF, development plan policies.

I therefore recommend that the application be **APPROVED** 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 of the existing side extension shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. Development shall be carried out in accordance with the following approved plans:

Plan nos. 001 to 007 - Site plan, floor plans and elevations - received 20/12/2021
(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 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 2021.

Policies relating to this recommendation

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| 2006_PS10 | Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents. |
| 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'. |