

COMMITTEE REPORT

20220694	141 Upperton Road, Elms Park View	
Proposal:	Construction of dormer extension and installation of rooflight at front of house (Class C3)	
Applicant:	Mr Peter Barron	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	23 May 2022	
ACB	TEAM: PE	WARD: Westcotes



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Summary

- The application is reported to the committee as the applicant is an employee of the City Council
- No objections have been received
- The issues are design and impact on residential amenity.
- The application is recommended for approval.

The Site

The application relates to a two storey mid-terrace house located within a residential part of the City. The property has an Article 4 direction restricting the change of use to a house in multiple occupation and is located within an area covered by a Regulation 7 direction restricting the display of To Let boards. The property is surrounded by residential properties while Westcotes Gardens is immediately opposite the site.

Background

There have been no previous planning applications

The Proposal

The application is for the construction of a dormer extension to the front of the house. The dormer would be 2.2m wide and 1.6m high with a projection from the roof of 2.2m. The dormer would be constructed with a lead finish to the cheeks and roof. A rooflight is also proposed to the front of the property but this would not project more than 20cm from the roof and therefore does not require permission.

The proposed plans also show alterations to the kitchen, but these are internal and do not require permission.

Policy Considerations

National Planning Policy Framework (NPPF) 2021

Paragraph 2: applications for planning permission must be determined in accordance with development plans unless material considerations indicate otherwise.

Paragraph 11: A presumption in favour of sustainable development.

Paragraph 126: the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 sets out criteria for assessing planning applications and requires decision makers to ensure that development proposals function well and add to the overall quality of the area, are visually attractive as a result of good architecture, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and well-being.

This paragraph, specifically 130(f), also requires development to afford a high standard of amenity for existing and future occupiers and is consistent with policy PS10 of the City of Leicester Local Plan

Development Plan policies

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

Most relevant Core strategy policy is CS03 and Local plan policy is PS10

Representations

No objections have been received

Consideration

Principle of development

As the property is a house in a residential area, extensions and alterations to it are acceptable in principle subject to considerations regarding design and residential amenity.

Design

Policy CS03 of the Leicester Core Strategy states that good quality design is central to the creation of attractive, successful and sustainable places. We expect high-quality, well-designed developments that contribute positively to the character and appearance of the local natural and built environment. Development must respond positively to the surroundings, be appropriate to the local setting and context and take into account Leicester's history and heritage.

The Residential Amenity SPD Appendix G states that the construction of roof extensions and dormer windows must not dominate the original house. It further states that that dormer windows should relate to the shape, position, design and size of the existing windows.

The proposed dormer extension would have a flat roof. There are other flat roofed dormers on this part of Upperton Road particularly at 145 and 147. In addition, the dormer is smaller than the windows on the ground and first floor and I do not consider that it would result in a dominating effect. The materials to be used are lead roll for the cheeks and roof of the dormer. Whilst the Residential Amenity SPD states that the materials for dormers should match the roof I consider that the other dormers on Upperton Road also have lead finishes to the cheeks and roof and that the materials chosen are acceptable in this case. I therefore consider that the flat roof of the dormer would be a design that responds to the surroundings and is therefore not contrary to policy CS03 of the Leicester Core Strategy.

Living conditions (*The proposal*)

The property already has a bedroom in the roof space with velux windows in the rear elevation. The proposed dormer would enlarge this room to a combined bedroom and study area for the occupier of the house. The dormer is of a scale that would enable the occupiers to stand and move around the room and I therefore consider that it would provide an acceptable standard of living accommodation for the occupiers.

Residential amenity (*neighbouring properties*)

The proposed dormer would face towards Westcotes Gardens and I therefore consider that there would be no impact on the residential amenity of the occupiers of the neighbouring properties on either Upperton Road or Beaconsfield Road. I therefore consider that the proposal is not contrary to paragraph 130 of the National Planning Policy Framework or saved policy PS10 of the City of Leicester Local Plan.

Conclusion

In conclusion I consider that the proposal represents an acceptable design that would have a minimal impact on residential amenity and is in accordance with national and local planning policies.

I recommend APPROVED subject to the following conditions.

CONDITIONS

1. START WITHIN THREE YEARS
2. The cheeks and roof of the dormer shall be constructed in lead roll as stated in the application form. (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:
Proposed dormer window and internal alterations, PB.22.URL.001, received 28 March 2022.
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. APPROVAL - NO DISCUSSION

Policies relating to this recommendation

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'.