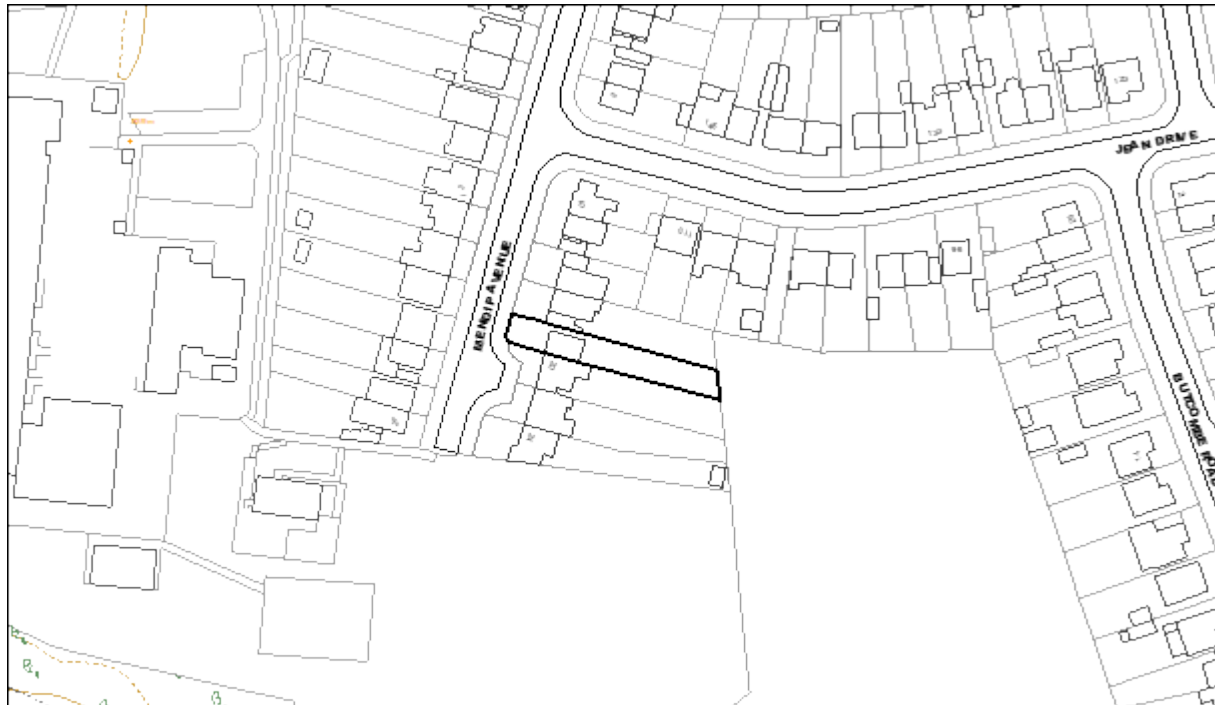


Recommendation: Conditional Approval	
20250657	18 Mendip Avenue
Proposal:	Construction of single storey extension at rear of house (Class C3)
Applicant:	Mr Daniel Townsend
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20250657
Expiry Date:	9 July 2025
WARD	Abbey



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Summary

- The application is brought to committee as the applicant is an employee of the Council.
- The main issues are design/appearance and the impact on neighbouring residential amenity.
- No representations have been received from neighbours.
- The application is recommended for conditional approval.

The Site

The application relates to a two-storey semi-detached dwelling house within a suburban residential cul-de-sac. The house has a hipped roof design. Neighbouring the property to the north and south are similar two storey semi-detached dwellings. The site is located within a critical drainage area.

The Proposal

The proposal is for a single storey extension to the rear of the dwelling. The extension would measure the full width of the property at 5.67m and extend back 4m. The extension will have a flat roof and measure 3.2m high. There will be a new window on the rear, a skylight and new bi-fold doors.

The external materials will be blockwork walls finished with a scratch render (Pebble), roof felt, UPVC windows, aluminium leaf bi-fold doors.

Policy Considerations

National Planning Policy Framework 2024

Paragraphs 2 (Application determined in accordance with development plan and material considerations)

Paragraph 11 (Presumption in favour of Sustainable Development)

Paragraphs 44 (Sufficient information for good decision making)

Paragraph 57 (Six tests for planning conditions)

Paragraph 135 (Good design and amenity)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

Paragraph 181 (Flood risk considerations and SuDS)

Paragraph 186 (Biodiversity in planning decisions)

Local Policies

Core Strategy Policy CS03 (Well-designed developments)

Local Plan policy PS10 (Amenity of existing or proposed residents)

Further Relevant Documents

Residential Amenity Supplementary planning document (SPD) 2008

Consideration

This application is a proposed extension to a dwellinghouse. House extensions are acceptable in principle subject to the considerations detailed below.

Appearance

NPPF paragraph 135 and Core Strategy policy CS03 require well-designed developments that do not detract from the appearance of the area.

The Council's Residential Amenity SPD Appendix G provides a design guide for household extensions to ensure they appear proportionate and consistent with existing dwellings.

The extension would be to the rear of the property and would not be visible from the public realm. It will not affect the character and appearance of the surrounding area. The massing of the extension is proportionate to the original dwelling. Overall, the extension would not conflict with the above planning policies or SPD guidance, I consider the extension would be acceptable in terms of design and appearance.

Neighbouring Residential Amenity

The extension will be 4m deep. There has been a rear extension to 16 Mendip Avenue. The extension will not intersect a 45-degree line taken from the rear windows of 16 Mendip Avenue and there will be a 1.1m gap between the proposed extension and boundary. The extension will be set an acceptable distance from the property to reduce any overshadowing or unacceptable impact on outlook. The boundary treatment is a hedge, so will screen the extension from view and reduce any overbearing impact.

The extension will be 3.2m high. It will be higher than the conservatory at number 20 Mendip Avenue. The extension will cause some overshadowing to the top conservatory windows on the south side. I consider this to be acceptable, as there will be adequate light into the conservatory via the roof, rear windows and north side windows.

As such, the proposal would be acceptable in regard to residential amenity and would accord with Local Plan policy PS10 and NPPF paragraph 135.

Conclusion

I recommend 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. Development shall be carried out in accordance with the following approved plans
Proposed Floor Plan, received 16/04/2025
Proposed Rear Elevation, received 16/04/2025
Proposed Elevation A-A, received 16/04/2025
Proposed Site Plan, received 16/04/2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental

to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. It is recommended that care is taken during works should any bats or birds or their roosts or nests be discovered on or adjacent to the building or rooftop. In such a case, it is recommended that advice from a qualified ecologist should be sought before proceeding with works, given environmental protection legislation. Bats can roost or be present in roof structures of buildings or in crevices of walls. Further information on bats and the law can be found by searching for Bats: protection and licences - GOV.UK (www.gov.uk). Further information on birds and the law can be found by searching for Wild birds: protection and licences - GOV.UK (www.gov.uk)

3. 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 2024.