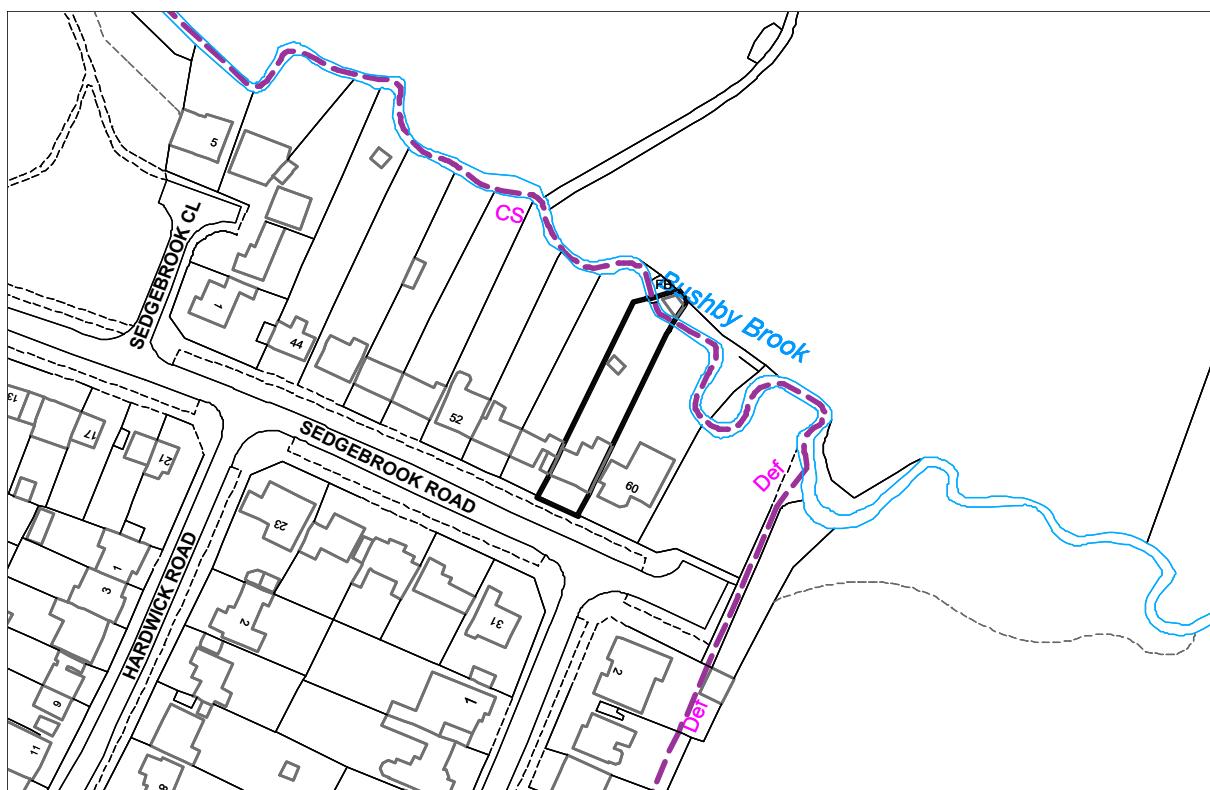


Recommendation: Conditional approval	
20250333	58 Sedgebrook Road
Proposal:	Installation of rooflights; alterations; construction of single storey extension at rear of house (Class C3) (amended plans received 5 November 2025)
Applicant:	Mrs S Shing
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20250333
Expiry Date:	22 January 2026
JA1	WARD: Evington



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Summary

- The application is a householder application for a single story rear extension
- The application is brought to committee as the applicant is related to an employee of Leicester City Council
- The main considerations are design, neighbouring residential amenity, amenity of occupiers, flooding and trees.
- No representations were received from neighbours.
- The recommendation is to grant conditional approval.

The Site

The application site concerns a two-storey detached dwelling within a suburban area of the city. It benefits from a garden of approximately 405sqm. The site is within a

surface flood warning area. To the rear (north) of the site is the Bushby Brook and the garden of the site is within Flood Zone 2.

Background

In 2019, there was an application (20191771) for the construction of a single storey extension at front; two storey extension at side; single and two storey extension at rear of house, that was approved and built out.

The Proposal

The application is for the construction of a single storey rear extension, with rooflights. The extension would be used as a bedroom. The rear extension would measure 2.3 metres at the eaves, 3.6 metres at the ridge, 4.8 metres in depth and 3.8 metres in width.

The proposed materials would match those of the existing dwelling.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 44 (Sufficient Information for good decision making)

Paragraph 57 (Six tests for planning conditions)

Paragraph 135 (Good Design and Amenity)

Paragraph 136 (Trees)

Paragraph 139 (Design Decisions)

Paragraph 140 (Clear and accurate Plans)

Paragraph 181 (Flood risk considerations and SuDS)

Paragraph 193 (Biodiversity in planning decisions)

Local Policies

Core Strategy Policy CS02 (Climate-change and drainage)

Core Strategy Policy CS03 (Well-designed developments)

Local Plan Policy PS10 (amenity of existing or proposed residents)

Local Plan Policy UD06 (Landscaping/Trees)

Supplementary Guidance

Residential Amenity SPD (2008)

Representations

- No representations were received.

Consultations

LLFA Acceptable- An updated Flood Risk Assessment has been provided assessing the flood risk from multiple sources of flooding. The email from the Environment Agency dated 5th January 2026 states that the new modelled flood levels are lower

than the existing modelled flood level data and the fluvial flood risk to the property is reduced.

Harborough District Council- No comments were received.

Trees and Woodlands Officer- The proposal will require the removal of one tree to the rear of the dwelling. However, the removal of the tree is not a reason to hinder the proposal's progression and therefore they have no objections to this application.

Environment Agency- No formal comment and advised to apply national flood risk standing advice.

Considerations

Principle of development

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

Design and Character Considerations

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 detached dwelling is located within a surrounding area that is largely post-war and development. The majority of the dwellings are still characterised by hipped, gable end roofs, although many of the houses have had significant alterations.

The proposed single storey rear extension would be proportionate with regards to its scale and massing, ensuring the proposal is subservient to the original dwelling.

The proposed materials including roof tiles and bricks would match those of the existing dwelling. The choice of materials will ensure the proposal does not cause harm to the character of the existing dwelling.

Overall, I am satisfied that the proposal would have an acceptable impact on the design and character of the existing dwelling. The application would comply with Core Strategy policy CS03, that requires development to be well-designed and not harmful towards to the appearance of the area or dwelling.

Amenity of existing and future occupants

The existing site is a detached dwellinghouse. Saved Policy PS10 of the local plan (2010) applies to the amenity of future as well as existing residents.

The application proposes a single storey extension to the rear. This aspect of the proposal would impact the outlook and access to natural light of the kitchen to the rear of property. However, in consideration of the overall context of the site, I consider the single storey rear extension would have an acceptable impact on the outlook and access to natural light of the original dwelling.

The proposed rear extension would have acceptable living conditions as a bedroom, in consideration of privacy, outlook and access to natural light.

Overall, I am satisfied that the application would have an acceptable impact on the amenity of existing and future occupants of 58 Sedgebrook Road.

Neighbouring Residential Amenity

NPPF paragraphs 135 & 198, and saved Local Plan policy PS10 require amenity to be protected for neighbouring residents from development.

The application proposes a single storey extension to the rear. The siting of the extension well away from the eastern boundary of the site would ensure there is minimal impact on the amenity of 60 Sedgebrook Road to the east.

The extension would be near to the shared boundary with 56 Sedgebrook Road to the west. As per page 34 of the Council's Residential amenity SPD which provides a design guide for householder applications, the plans show a 45-degree line taken from the edge of the adjacent ground floor principal room window of no.56 which is not intersected by the proposed rear extension, therefore the rear extension would have an acceptable impact on the outlook and access to natural light of 56 Sedgebrook Road in accordance with the SPD.

I conclude that the proposal would not conflict with NPPF paragraph 135f, and saved Local Plan Policies PS10, and that the proposal would be acceptable in terms of impact upon amenity.

Flooding

The garden of the application site is within flood zone 2 and within 20 metres of the Bushby Brook watercourse, although the house itself including the proposed extension is not within the flood zone nor within 20m of the brook. Furthermore, the site is also within a surface flood warning area. Notwithstanding this, the applicant has submitted a flood risk assessment (FRA), which has been subject to amendments during the course of the application following consultation with the Lead Local Flood Authority (LLFA). The previous submission of the FRA received comments from the LLFA regarding the need for clarification on the proposed finished floor levels of the new bedroom.

A new FRA was submitted to clarify the proposed finished floor levels which would be no lower than the existing house. However, the FRA had calculated measures using old data from 2019 for the modelled flood data. Nonetheless, during correspondence with the environment agency, the statutory body confirmed that the new modelled flood data is lower than the previous data. As a result, the flood risk to the property is reduced and the proposed floor levels would be acceptable. Resilience measures are also mentioned within the FRA and these would be incorporated into the extension. A compliance condition will be attached to the proposal, ensuring the resilience measures are adhered to within the development of the proposal. As a result, I find the information submitted with regards to flood risk on site to be acceptable.

Trees

There are trees located within the rear garden of the site. Due to the proposed siting of the rear extension, a tree will have to be removed to accommodate the development. However, the tree is not protected and could be removed at any time without consideration by Planning. The Council Trees and Woodlands officer had no objections to the proposed removal of the tree.

Public Sector Equality Duty

The ground floor bedroom would accommodate the needs of a person with a disability. In considering this application I have had due regard to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010 which sets out relevant protected characteristics, including disability.

Conclusion

I 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. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) dated 9th December 2025, (Refer: BG25580 – 20251209, Sedgebrook FRA letter report) and the following mitigation measures detailed within the FRA:
 - Finished floor levels (FFL)
 - Flood resistance and resilience measuresThe mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the Lead Local Flood Authority.
(To minimise the risk of damage in times of flooding, and in accordance with policy CS02 of the Core Strategy).
4. Development shall be carried out in accordance with the following approved plans:
Detailed Planning Proposals, DRAWING NUMBER 24.4487.04, REVISION C, received 5 November 2025
Detailed Planning Proposals, DRAWING NUMBER 24.4478.05, REVISION C, received 5 November 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. 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 (and/or pre-application).
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 2024 is considered to be a positive outcome of these discussions.