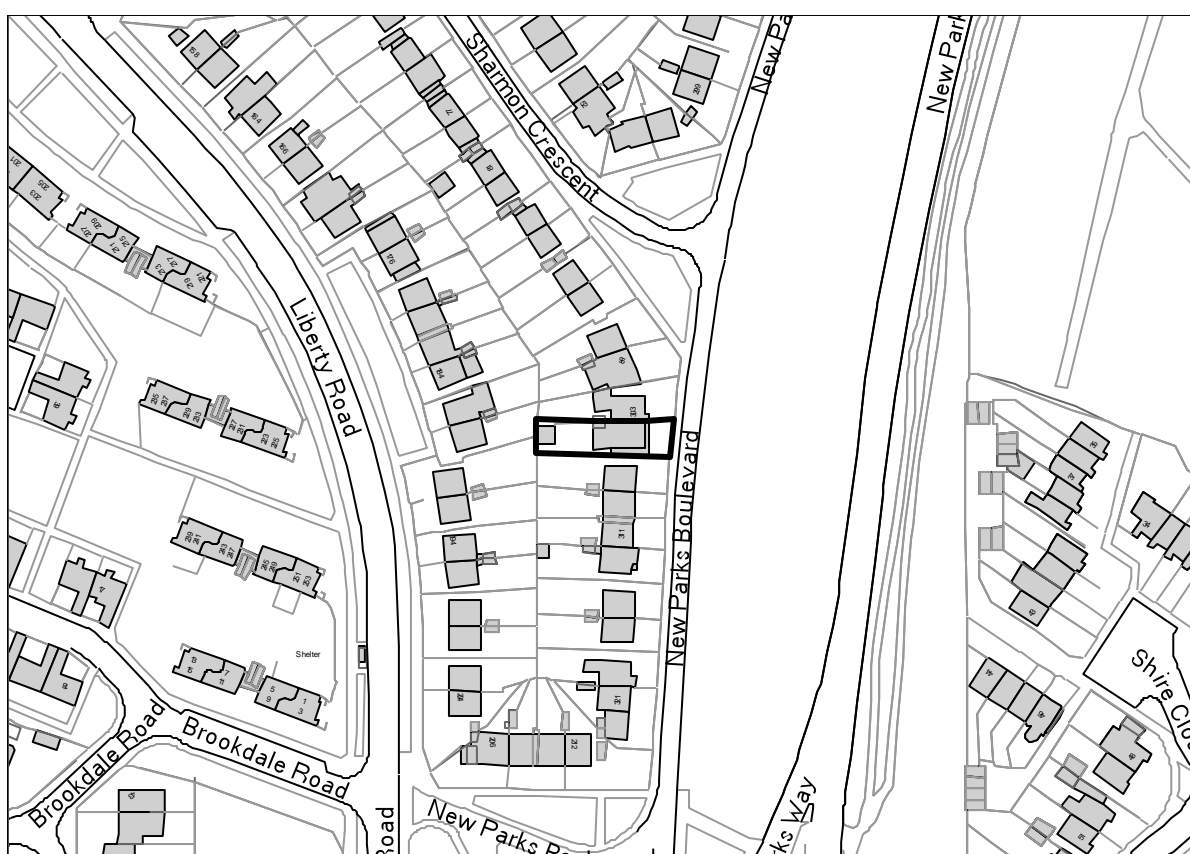


COMMITTEE REPORT

20210988	305 New Parks Boulevard	
Proposal:	Construction of a single storey extension at side and front of house (Class C3); (Amended 16/07/2021)	
Applicant:	Mr Mick Linthwaite	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	17 June 2021	
DJ	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 conditional approval.

The Site

The site is located on New Parks Boulevard which is a residential area in the Western Ward.

Background

There have been no previous planning applications on the site.

The Proposal

The proposal as amended is for:

- The construction of a single storey extension to the side and to the front. The extension will be 2m wide, 8.7m deep, 2.6m high to the eaves and 3.7m high to the ridge. The extension will extend across the front all the way to the porch.

Policy Considerations

National Planning Policy Framework (NPPF) 2019

Paragraph 127 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 130 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

Representations

No public representations have been made.

Consideration

Principle of development

Being a residential area, the proposal is acceptable in principle provided it does not have a detrimental impact on its own amenity or the amenity of neighbouring properties and does not have a detrimental impact on the character and appearance of the neighbouring area.

Design

Whilst the proposed front extension will extend beyond the original front elevation of the main property, it has been designed so as to not extend any further than the existing canopy.

Both the front and side extensions are single storey and are designed to appear subordinate to the existing main building.

It has been confirmed on the application form that the proposed materials will match those existing.

Overall, it is considered that the proposal is acceptable from a design perspective and is in accordance with Policy CS03 of the Adopted Core Strategy.

Residential amenity:

The proposed site plan shows the 45-degree line from the front window of no. 307 New Park Boulevard. It shows that the proposal does not intersect the 45-degree line and the proposal will therefore not have an unacceptable impact on the light or outlook to no. 307 New Park Boulevard.

There are no side facing windows and the proposal will not have an unacceptable impact on the privacy of neighbouring properties.

It is therefore considered that the proposal will not detrimentally impact the amenity of the neighbouring properties and is therefore in accordance with Policy PS10 of the Saved Local Plan.

Conclusion

I recommend that this application is APPROVED subject to 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 CS03.)

3. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 16/07/2021. (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 2019 is considered to be a positive outcome of these discussions.

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'. |