

## COMMITTEE REPORT

<b>20240303</b>	<b>31 Clarefield Road</b>	
Proposal:	Variation of condition 4 (approved plans condition) attached to planning permission 20220424 (single storey extension at front and first floor extension to side of house (Class C3)) to include construction of single storey extension to front of house	
Applicant:	Mr Gurjeet Rajania	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	9 April 2024	
CY1	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, residential amenity, and parking created by changes to the front extension only.
- The application is recommended for approval.

## The Site

The application relates to a two-storey semi-detached property with a cat-slide roof that is situated within a primarily residential area.

The site lies within a critical drainage area.

## Background

Application 20220424 was approved for a single storey extension at front and first floor extension to side of house. It was approved on the 3<sup>rd</sup> August 2022 at planning committee.

## The Proposal

The application seeks to vary condition 4 in the approved 20220424 application to allow for an extension to the front of the garage and to the entryway of the house. This would have a total width of 5.3m and depth of 1.4m, with a height to eaves of 2.6m and total height of 3.4m. Materials are proposed to match the existing house.

Amendments were received on the 11<sup>th</sup> June fixing an error on the site plan.

## Policy Considerations

### National Planning Policy Framework (NPPF) 2023

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

Paragraph 11 (Presumption in favour of Sustainable Development)

Paragraphs 39 and 40 (Pre-applications)

Paragraphs 43 (Sufficient information for good decision making)

Paragraph 56 (Six tests for planning conditions)

Paragraph 114 (Assessing transport issues)

Paragraph 115 (Unacceptable highways impact)

Paragraph 116 (Highways requirements for development)

Paragraph 135 (Good design and amenity)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

### 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)

Appendix 01 Vehicle Parking Standards (2006)

Residential Car Parking Research for Leicester (2011)

Leicester Street Design Guide (2020)

## Representations

None received

## Consideration

The principle of the development has been established under the previous planning permission 20220424. Further alterations to that approval are proposed which relate to the addition of a front extension, and as such the only consideration is design, impact on amenity, and highways and parking.

### Principle of development

Extensions to houses in primarily residential areas are acceptable in principle subject to the following considerations below.

### Design

Policy CS03 of the Leicester Core Strategy (2014) states that high-quality, well-designed developments that contribute positively to the character and appearance of the local built environment are expected. It goes on to require development to respond positively to the surroundings and to be appropriate to the local setting and context and, at paragraph 1 (first bullet point), to contribute positively to an area's character and appearance in terms of *inter alia* urban form and high-quality architecture. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications including the visual quality of the area and the ability of the area to assimilate development.

The proposed extension is modest in size and would not dominate the existing property. Materials are proposed to match the existing house and such a condition is already attached the previous application.

### Residential amenity (*neighbouring properties*)

Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications, including the visual quality of the area, privacy, outlook and overshadowing, and the ability of the area to assimilate development.

The front extension would not result in an overbearing, overlooking, nor overshadowing to any neighbouring properties.

I consider that the proposal would comply with saved policy PS10 of the Local Plan (2006) and is acceptable in terms of amenity for neighbouring occupiers.

### Highways and Parking

Appendix 01 Vehicle Parking Standards (2006) states that a house of this size in this location should have two parking spaces. Leicester Street Design Guide States that the parking spaces should be no less than 5.5m x 2.4m.

A three/four-bedroom house would require two off-street parking spaces to be provided. The increased garage size would still not fit a car. However, even with the proposed front extension, the existing driveway could provide one off-street parking space parallel to the road as with the previously approved application.

I consider that the proposal would comply with saved policy AM12 of the Local Plan and would not conflict with (2006) Policy CS02 of the Core Strategy (2014) and is acceptable in highways terms.

## Conclusion

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

I recommend APPROVAL subject to the following conditions:

### CONDITIONS

1. The development shall be begun within three years from the date of the initial permission (4<sup>th</sup> August 2022). (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The external elevations shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. Before the occupation of the new utility space, the window facing 29 Clarefield Road shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 29 Clarefield Road and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Development shall be carried out in accordance with the following approved plans:  
Proposed variation of condition, 2021-29-PL-03- rev 1, received 11 June 2024  
(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 (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 2023 is considered to be a positive outcome of these discussions.

**Policies relating to this recommendation**

- 2006\_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
- 2006\_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2014\_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
- 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'.
- 2014\_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.