

<b>Recommendation: Conditional approval</b>	
<b>20190200</b>	<b>1 RUFFORD STREET</b>
Proposal:	CONSTRUCTION OF SINGLE AND TWO STOREY EXTENSIONS AT SIDE AND REAR; SINGLE STOREY DETACHED BUILDING AT REAR OF HOUSE (CLASS C3) (AMENDED 03.06.19)
Applicant:	MR S MUSA
View application and responses	<a href="http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190200">http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190200</a>
Expiry Date:	9 April 2019
TEI	WARD: North Evington



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### Summary

- The application is before committee at officer's discretion to consider the relationship between the proposed extension and the rear of the Green Lane Road properties given that this does not fully meet the Supplementary Planning Guidance.
- One objection has been received from the adjacent property to the north.

- The main issues are design and the impact of the proposal on the residential amenity of occupiers of the property and of occupiers of neighbouring properties.
- The recommendation is for approval.

### **The Site**

The application relates to a two storey semi-detached dwelling in a residential part of the city.

### **Background**

A planning application (19980027) for a two storey extension to the side and a single storey extension to the rear of the house was refused in 1998 due to its impact on the amenity and outlook of 233 Green Lane Road.

### **The Proposal**

The proposal as amended is for a single storey and two storey extension at the rear and a single storey and two storey extension at the side of the property. The extension to the rear will have a footprint of 4.5 metres by 9.2 metres with the central two storey part being 3.3 metres in width and centrally positioned. There will be two windows and glazed French doors on the ground floor and a single window at first floor facing the garden at the rear property. The roofs of all parts of the rear extension will be hipped.

The original plans proposed a two storey extension to the side of 11.7 metres in depth. However, amended plans were sought and this part of the scheme has been reduced so that it is 6.2 metres in depth. It will be set back 1 metre from the front elevation and will be no deeper than the existing property. There will be a ground floor window to the front elevation and a first floor window to both the front and rear elevations. The roof will be hipped and set lower than the ridge of the existing building.

The proposal is also for a single storey outbuilding at the rear with a footprint of 3.5 metres by 5 metres and at a height of 3.2 metres (2.5 metres to the eaves).

### **Policy Considerations**

#### National Planning Policy Framework (NPPF) 2019:

Chapter 12 'Achieving well designed places:

Chapter 12 stresses the importance of good design to achieve high quality buildings and places. Paragraph 130 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 127 of the National Planning Policy Framework states that planning decisions should ensure safe, secure and inclusive developments with a high standard of amenity for existing and future users.

#### Development Plan policies:

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

Additional documents:

Residential Amenity (Supplementary Planning Document)

## **Representations**

An objection was received in relation to the original submission. This is in the form of an annotated plan giving concerns with the size of the development and noting that their ground floor principal room will be 8.1 metres from the wall of the two storey extension. It also notes that the extension will be 12 metres from the rear of the adjacent property at 231 Green Lane Road. In both instances the representation adds that it understands the minimum depth should be 18 metres. The representation also adds that the proposal means the property would require four parking spaces and a garden area of 100 metres<sup>2</sup>.

## **Consideration**

Character and design:

The first floor of the side extension will be set back one metre from the front of the existing dwelling and the ridge line of both two storey elements will be lower than the existing ridge line. As such the proposal will appear subordinate to the existing dwelling. However, in order to ensure that the proposal is successfully integrated with the existing dwelling I consider it appropriate to attach a condition requiring materials to match.

I conclude that the proposal would comply with Policy CS03 (CS18) of the Core Strategy (2014) and would not conflict with saved Policy PS10 of the Local Plan (2006), and is acceptable in terms of the character and appearance of the area.

Residential amenity (neighbouring properties):

The only window facing the rear of the Green Lane Road properties will be obscure glazed and the proposal will not have a harmful effect on the privacy of adjacent properties.

Appendix G 'Design Guide for House Extensions' of the Residential Amenity (Supplementary Planning Guidance) advises that the separation distance between an elevation of one property with no windows and an elevation of another property with windows be a minimum of 15 metres. Given the positioning of the original buildings this would not allow for a two storey extension at the side of the property to be constructed. I consider it reasonable for a semi-detached property such as this to have some scope for a two storey side extension.

On officer's advice the original submission was amended to reduce the depth of the two storey extension at the side and its impact on the outlook from the rear of the Green Lane Road properties.

One of the first floor rear windows of 233 Green Lane Road appears to be obscure glazed and possibly serving a bathroom. The other appears to serve an habitable room. Though the proposed two storey element to the side will be less than the 15

metres away from the rear of 233 Green Lane Road (approximately 11.6 metres away) it will for the most part be no deeper than the existing property. This part of the scheme will be 3.1 metres in width and the rear windows of 233 already face the side wall of the host property. I consider that given the reasonable expectation for a two storey side extension at the property this difference in outlook of 3.1 metres is in this case acceptable on balance. The two storey element at the rear will be 14.7 metres from the rear of 231 Green Lane Road and I consider this to also be acceptable.

I conclude that the proposal would comply with Policy CS03 of the Core Strategy (2014) and would not conflict with saved Policy PS10 of the Local Plan (2006), and is acceptable in terms of the privacy and amenity of the neighbouring occupiers.

Residential amenity (host property):

With the extensions and outbuilding taken together there will be 90 metres<sup>2</sup> of private amenity space left over at the property which, though lower than the minimum 100 metres<sup>2</sup> recommended in the Residential Amenity Supplementary Planning Guidance, I consider to be a reasonable amount of useable amenity space for occupants. In any case the proposal would not exceed the 50% coverage of the site area (not including the original dwelling) allowed as permitted development.

Conclusion:

Although the proposal does not meet the Supplementary Planning Guidance I consider that as the amended scheme has the two storey part of the side extension reduced so that it is no deeper than the existing property this is on balance and in this case an acceptable form of development given the reasonable expectation that there be some scope for a two storey side extension.

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. 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 03.06.19. (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'.