

Recommendation: Conditional approval	
20182125	229 NEW PARKS BOULEVARD
Proposal:	DEMOLITION OF OUTBUILDING; CONSTRUCTION OF SINGLE STOREY EXTENSION AT SIDE OF HOUSE (CLASS C3)
Applicant:	MR CHARLES NKASHAMA
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20182125
Expiry Date:	21 November 2018
MM	WARD: Western



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Summary

- This application is reported to the Committee because more than five objections have been received,
- A petition with seventeen signatures has been received, concerned with the impact on residential parking within the area,
- The main issues are the principle of development, design, living conditions, residential amenity and parking/highways,

- The recommendation is for approval.

The Site

The application relates to a semi-detached, two storey dwellinghouse (Class C3), within a predominantly residential area. It is adjacent to a communal green space and is sited on a corner plot.

Background

20181209 – Demolition of outbuilding, construction of single storey extension at front; two storey extension to side of house (Class C3). This application was withdrawn.

The Proposal

The proposal relates to the construction of a single storey extension to the side of the dwelling. The extension would have a width of 5.2m, a depth of 4.8m and a height to the roof eaves of 3.3m. The roof is proposed to be flat with a raised lantern roof light to the middle of the extension.

Alterations

The existing outbuilding would be demolished with the construction of the single storey side extension.

Policy Considerations

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

National Planning Policy Framework (NPPF, 2018)

Paragraph 2 – Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 124 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Paragraph 127 – Planning policies and decisions should ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture and layout; are sympathetic to the local character and history, including the surrounding built environment and landscape setting and to establish a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

Paragraph 130 – Permissions 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, taking into account any local design standards or style guides in plans or supplementary planning documents.

City Of Leicester Local Plan (CLLP)

Appendix 01: Parking Standards

For residential properties there should be a minimum of 2 parking spaces for dwellings with 2+ bedrooms.

Supplementary Planning Development Guidance (2008)

Appendix G - Paragraph 2.4 – A 45° guideline is intended to prevent undue loss of daylight to neighbouring properties, to avoid excess overshadowing of gardens and to preserve a reasonable outlook.

Paragraph 3.1 – The overall style of the house extension must be consistent with that of the original house.

Paragraph 3.2 (Corner Plots) – The side elevations of houses on corner sites are often in line with the front of houses to the side streets. Therefore, a side extension on a corner plot could have an effect on the ‘building line’ of the adjoining street.

Pedestrian and vehicular visibility: Extensions must not obstruct visibility for users of the highway or footway.

Representations

A petition with seventeen signatures has been received stating:

- The current communal parking is limited to six parking bays and with the construction of the proposal, builders vans and skips needed for the works would take up these spaces and would have a significant impact on the already limited spaces for these residents.

Consideration

Principle of development

I consider the proposed development to be acceptable in principle, as it is located within a predominately residential area. This is subject to design, living conditions, residential amenity and highway and parking considerations.

Design

The proposal would be located to the side of the host dwelling. The size of the extension is considered to be appropriate and would be unlikely to have a dominating effect. The dwelling is located on a corner plot of the street, where both the adjacent

rows of houses have defined building lines. The proposed extension would not project beyond the building line at either side and therefore would be unlikely to have a significant impact on the appearance and character of the street.

The bricks and white uPVC windows and doors proposed are to match and the windows are considered to be similar in size and style to the existing. The design of the proposed roof is to be flat and would not match the style of the main dwellings hipped roof. Given the position of the first floor window to the side elevation, I consider the roof style to be acceptable.

Living conditions

The extension would provide additional space to the existing kitchen and dining area. Folding doors are placed along the side elevation and a new lantern light would be incorporated into the flat roof. I consider the new windows and doors would provide adequate lighting to the extension and would have an outlook to the side and rear gardens. The extension is proposed to have a ground floor area of approximately 25m² and I am satisfied sufficient private amenity space would remain to the front, side and rear of the dwelling. The proposal is considered to be acceptable in relation to living conditions.

Residential amenity

The adjacent properties are 227 New Parks Boulevard to the north west boundary and 231 New Parks Boulevard to the south boundary. These are both in residential use. The boundary along the north elevation of the site consists of a dwarf brick wall and hedge approximately 2m in height. Along the south boundary is a brick wall approximately 1.5m in height.

To the north east of the site, the boundary changes to a hedge approximately 1m in height which connects to a stepped brick pillar to the entrance of the driveway. The proposed sliding doors would have an outlook to the side garden.

Number 231 has a driveway located to the other side of the brick wall which runs along this boundary. I consider the existing height of the wall to be sufficient to preserve the privacy for the current and future occupants of this property.

There are no windows located along the side elevation of the neighbouring dwelling and the proposal would not intersect a 45 degree line taken from any adjacent window, therefore the outlook or light to this neighbour would not be significantly affected. Given the siting of the proposed extension, it would be unlikely to have a significant impact on the residential amenity to 227 New Parks Boulevard.

Highways and Parking

The current occupiers benefit from an off street driveway which provides spaces for two cars. The submitted site plan indicates that the two existing parking spaces would be retained. I am satisfied that the proposed extension would not have a negative impact on parking facilities. The two parking spaces would comply with the parking

standard recommendations of two spaces for dwellings with two or more bedrooms, as stated in the City of Leicester Local Plan.

In respect of the comments raised by the objections, disruption caused by construction traffic is temporary and not considered to be a material planning consideration.

Conclusion

I consider the proposal to be acceptable in relation to design, complying with the aims set out within the National Planning Policy Framework and Core Strategy policy CS03, and would be unlikely to have a significant impact on the character of the host dwelling or the appearance of the street.

The proposed extension would be unlikely to have a detrimental impact on the private amenity of the neighbouring properties and would not impact the current parking facilities of the site, and would be in compliance with the City of Leicester Local Plan PS10 policy and Vehicle Standards. I recommend APPROVAL 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 shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. This consent shall relate solely to the submitted plans received by the City Council as local planning authority on 26/09/2018 unless otherwise submitted to and approved in writing by the City Council as local planning authority. (For the avoidance of doubt.)

Policies relating to this recommendation

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'.

2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.