

Erection of two storey rear extension and formation of no. 2 car parking spaces to rear

Report Item No
A4

25 Main Street Long Whatton Loughborough Leicestershire
LE12 5DF

Application Reference
17/00383/FUL

Applicant:
Ms Katherine Blunt

Date Registered:
4 April 2017

Case Officer:
Anna Edwards

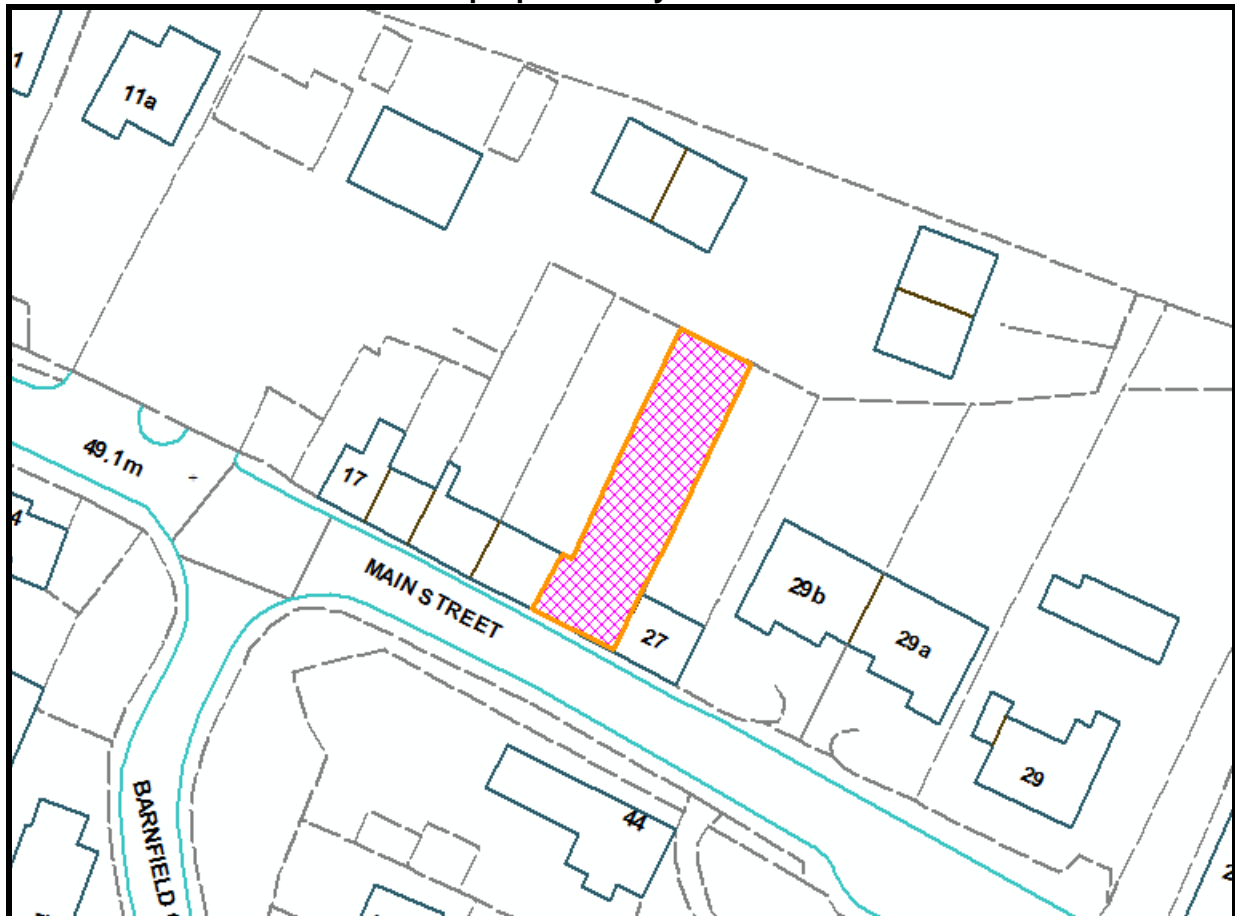
Consultation Expiry:
9 June 2017

8 Week Date:
30 May 2017

Recommendation:
PERMIT

Extension of Time:
9 June 2017

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Call In

The application is brought to the Planning Committee at the request of Councillor Rushton on the basis of residential amenity issues, the lack of car parking and the number of objections to the proposal.

Proposal

Planning permission is sought for the erection of a two storey rear extension and formation of no. 2 car parking spaces to rear at 25 Main Street, Long Whatton. The site is located within Limits to Development, as defined by the adopted and submitted Local Plan and within the Long Whatton Conservation Area.

Consultations

Members will see from the report below that 5 letters of objection have been received from members of the public. All other statutory consultees have no objections.

Planning Policy

The application site is within the Limits to Development as defined in the adopted and submitted Local Plans. The application has also been assessed against the relevant policies in the NPPF, the adopted and submitted Local Plans and other relevant guidance.

Conclusion

The proposal is not considered to significantly affect residential amenity in the area, have any significant detrimental design impacts, have a negative impact upon highway safety or impact upon the Conservation Area. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, in this case S2, E3, E4, T3 and T8; the submitted Local Plan, in this case D1, D2, IF4, IF7 and He1, Paragraphs 131 and 132 of the NPPF and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the erection of a two storey rear extension and formation of no.2 car parking spaces to rear at 25 Main Street, Long Whatton. The site is located within Limits to Development, as defined by the adopted and submitted Local Plan and within the Long Whatton Conservation Area. The subject dwelling and row of terraced properties are considered to be important non-listed buildings in the designation.

The application property is a mid-terraced two storey dwellinghouse situated on the northern side of Main Street. The two storey extension will be to the northern / rear elevation. The proposed parking area for two vehicles will be formed to the northern boundary of the site and will be accessed via a private drive off Main Street which currently serves 'The Court' to the north of the subject site. Precise measurements and details of the proposal are available to view on the submitted plans.

Amended plans were sought and received during the course of the application to improve the visual appearance of the proposed extension in line with conservation officer recommendations.

Relevant Planning History:-
None

2. Publicity

6 no neighbours notified (date of last notification 18 April 2017).
Press Notice published Derby Evening Telegraph 26 April 2017.
Site notice posted 18 April 2017

3. Summary of Consultations and Representations Received

5 letters of representation has been received during the course of the application, raising objections to the proposal on the following grounds:

- First two storey extension in the row of properties
- Height needs to be in keeping and not overbearing - in proportion to the properties
- The two storey extension would ruin the character of the cottages
- The proposal affects the rear access for the row- access would need to be diverted
- The existing access should be blocked up and new access formed further along
- Objection to parking at rear - the road to 'The Court' is private
- Object to parking to rear - already used by large number of cars and congested
- Parking could set precedent
- Increased traffic to un-adopted road

The full contents of these letters/emails are available for members to inspect on the case file.

Long Whatton Parish Council has no objection.

Leicestershire County Highway Authority has no comment to make.

4. Relevant Planning Policy

National Policies

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

Save where stated otherwise, the policies of the North West Leicestershire Local Plan as listed in the section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application.

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 7 (Achieving sustainable development)
Paragraph 14 (Presumption in favour of sustainable development)
Paragraph 17 (Core planning principles)
Paragraph 131 (Conserving and enhancing the historic environment)
Paragraph 132 (Conserving and enhancing the historic environment)
Paragraph 203 and 204 (Planning conditions and obligations)

Adopted North West Leicestershire Local Plan (2002)

The application site is within the Limits to Development as defined in the adopted North West Leicestershire Local Plan. The following Local Plan policies are relevant to this application:

Policy S2 - Limits to development
Policy E3 - Residential Amenities
Policy E4 - Design
Policy T3 - Highway Standards
Policy T8 - Parking

Other Policies

National Planning Practice Guidance

In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The Guidance does not change national policy but offers practical guidance as to how such policy is to be applied.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act) requires that special regard shall be had to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Submitted Version North West Leicestershire Local Plan

The publication version of the Local Plan was agreed by Council on 28 June 2016 and

submitted for examination on 4 October 2016. Examination hearing sessions were held in January and March 2017 and the Council commenced consultation on its Main Modifications on 12 June 2017. The weight to be attached by the decision maker to this submitted version (as proposed to be modified) should be in accordance with the approach set out in Paragraph 216 of the NPPF, having regard to the stage now reached towards adoption, the extent to which there are unresolved objections to the policies relevant to the determination of this application, and the degree to which the emerging policies are consistent with the NPPF.

D1 - Design of new development

D2 - Amenity

He1 -Conservation and enhancement of North West Leicestershire's historic environment

IF4 - Transport Infrastructure and new development

IF7 - Parking provision and new development

Leicestershire County Council's 6Cs Design Guide document.

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the design and layout of new development.

5. Assessment

The site is located within the Limits to Development as set out on the Proposals Map to the adopted and submitted Local Plan where the principle of extensions and alterations to existing dwellings are considered to be acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties and 5 no. letters of representation have been received from neighbouring properties during the course of the application. The most immediately affected dwellings would be the adjacent dwellings; No 23 Main Street attached to the west and No.27 Main Street attached to the east.

The proposed two storey rear extension will be located to the northern / rear elevation. A neighbour objection letter highlighted that the height of the extension needs to be in keeping and not overbearing and in proportion to the properties. The proposed extension will project out some 4.0 metres to the rear and will have a pitched roof which will pitch away from the neighbouring properties. The extension will have a dropped ridge height and will be set in from the boundaries of the site by 2.2 metres with No. 27 and by 0.5 metres with No.23 Main Street. Given this, and that no habitable windows to the neighbouring properties will be affected by the proposal it is considered that there will be no significant detrimental overlooking, overshadowing or overbearing impact upon the neighbouring residential dwellings as a result of the proposed two storey rear extension. It is noted that the extension does not encroach upon the 45 degree angle rule when taken from the neighbouring first floor rear windows.

The proposed rear car parking is not considered to give rise to any overlooking, over bearing or overshadowing impacts upon the neighbouring residential amenity.

It is, therefore, deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy E3 of the adopted Local Plan and Policy D2 of the submitted Local Plan.

Design

Consideration has also been given to the design of the proposal and whether the proposal

would have an acceptable impact upon the character and appearance of the dwelling itself and the street scene.

It was raised in the neighbour letters of objections that the proposed extension would be the first two storey extension in the row of properties; that the height needs to be in keeping and in proportion to the properties; and that the two storey extension would ruin the character of the cottages. The proposed two storey rear extension is, however, considered to be of appropriate design, size and scale and is considered to remain in keeping with the existing dwellinghouse and surrounding area. The proposed extension will be set in from the side elevations and will have a dropped ridge to ensure that the extension appears subservient to the existing dwellinghouse. The windows are of a design that is in keeping with the subject property and the adjoining row of terraced properties. The extension will be finished in brickwork walls, timber windows and Swithland Slate roof tiles which will ensure that the extension appears well related to the existing dwellinghouse and the surrounding properties.

The proposed car parking area is considered to be acceptable in relation to visual amenity; indeed, an area of hard standing, for example a patio or paved area could be implemented within the rear garden without the requirement of planning permission, however details of the surfacing and boundary treatment will need to be agreed by planning condition to ensure a satisfactory appearance.

Overall, the design, appearance and scale of this proposal is acceptable and would not look out of keeping with the character and appearance of the existing dwelling or surrounding area and is considered to be compliant with Policy E4 of the adopted Local Plan and Policy D1 of the submitted Local Plan.

Impact on Heritage Assets

In determining any planning application, special attention shall be paid to the desirability of preserving conservation areas and listed buildings as set out in sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Significant weight has been given to preserving the conservation area and the setting of the adjacent Grade 2 listed buildings; No's 22 and 24 Main Street. The adjacent listed buildings are situated to the west of the subject site, separated by the highway and a significant distance from the proposal; it is therefore considered that the proposal would have no impact upon the adjacent Listed Buildings. Significant weight has also been given to preserving the conservation area. The two storey rear extension is considered to be of appropriate proportions and the Conservation Officer had no objection to the scale, height and massing of the extension. The Conservation Officer did however recommend that design details such as any corbelling, cills and lintels should be conditioned as part of the permission to ensure a satisfactory appearance. No objection was raised by the Conservation Officer in relation to the proposed parking area; however details of the surfacing and boundary treatment will need to be agreed by planning condition. Given this, subject to appropriate design, materials and boundary treatment conditions, it is considered that the proposal would not cause harm to the conservation area.

It is therefore considered that the development would accord with the principles of Paragraphs 131 and 132 of the NPPF and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and He1 of submitted Local Plan.

Highway Safety

It was raised in the letter of objections that the parking at rear accessed via the road to 'The Court' is a private road; that the access road is already used by large number of cars and congested, leading to increased traffic to un-adopted road and that the proposed parking could

set a precedent.

The proposal would result in the creation of one additional bedroom resulting in a dwelling with 3 bedrooms. The site visit and block plan submitted show that the rear parking would be able to provide two off-street car parking spaces. The property currently does not benefit from access to any off street parking. The proposed car parking would be accessed via an un-adopted road and therefore such access would be pursuant to a private arrangement between the applicant and the owner(s). As such, this limits the weight of the planning considerations in respect of any impact caused following the additional access from Main Street. The access is via private drive (rather than public highway) and County Highways had no comment to make on the application. The Local Plan requires an average of 1.5 spaces per dwelling; however more up to date advice in the County Council's 6C's document requires 2 parking spaces for a dwelling with 3 bedrooms. The proposed scheme complies with this advice and would therefore be in accordance with T3, T8 of the Local Plan, IF7 of the submitted Local Plan and the 6Cs Document.

Others matters

Concerns have been raised by neighbours about the 'right of access' for the rear of the group of properties to the covered alleyway which allows the only access to Main Street for the collection of bins and large deliveries. The proposal will affect the existing access, it is noted that the access could be diverted around the proposed extension. The fact that the proposed extension does impact upon the existing access is not a material planning consideration and cannot be relied upon in the determination of this application. The matter should be dealt with as a private matter.

Conclusion

There have been 5.no neighbour objections to the proposed development. However, the proposal is not considered to significantly affect residential amenity in the area, have any significant detrimental design impacts, have a negative impact upon highway safety or impact upon the Conservation Area. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, in this case S2, E3, E4, T3 and T8; the submitted Local Plan, in this case D1, D2, IF4, IF7 and He1, Paragraphs 131 and 132 of the NPPF and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions

1. **Time limit**
2. **Approved plans**
3. **External materials**
4. **Design details**
5. **Hard surfacing**
6. **Boundary treatments**