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Erection of a single storey front extension.

Report Item No  
A5

4 Gerrard Crescent Kegworth Derby DE74 2HQ

Application Reference  
15/00033/FUL

Applicant:  
Mr Julian Orme

Date Registered  
5 February 2015

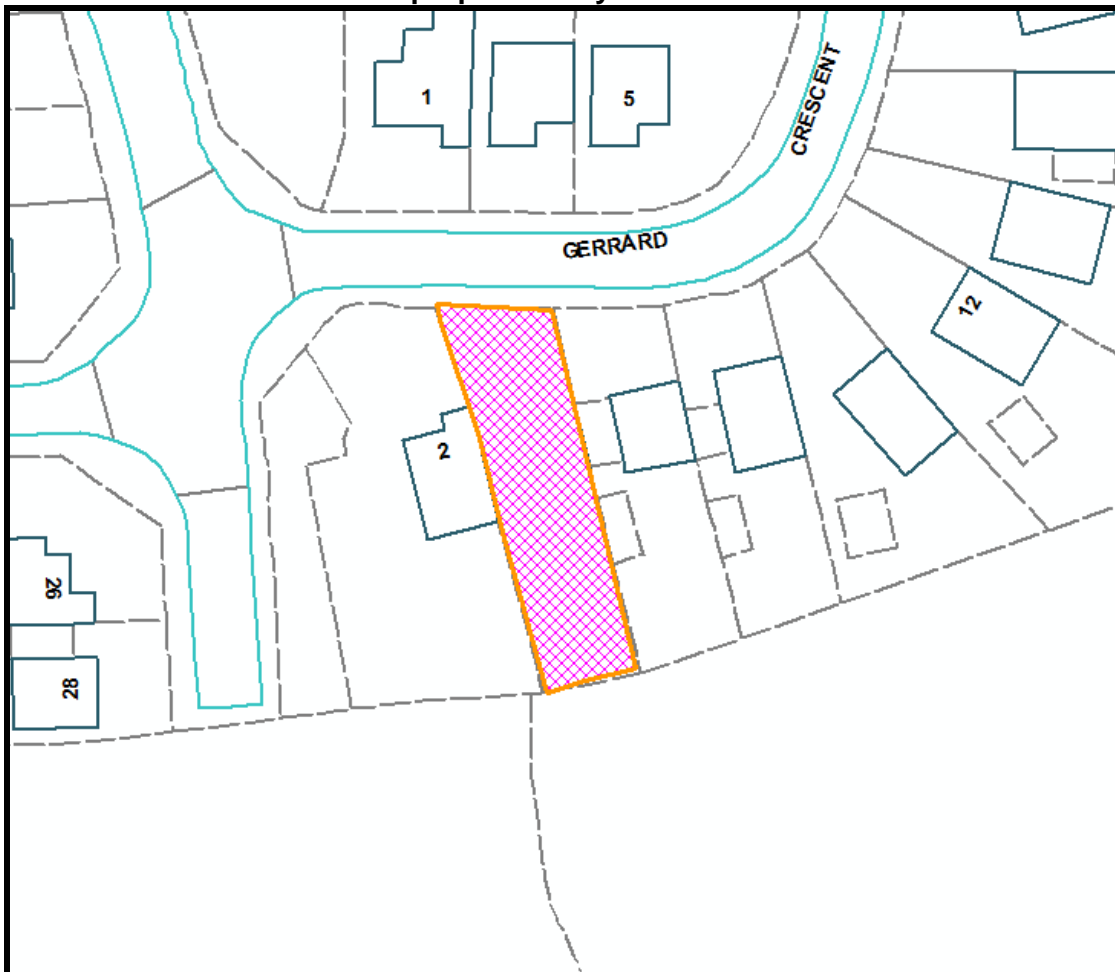
Case Officer:  
Anna Edwards

Target Decision Date  
2 April 2015

Recommendation:  
PERMIT

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Site Location - Plan for indicative purposes only



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## **Executive Summary of Proposals and Recommendation**

### **Proposal**

This is a householder application for a single storey front extension at 4 Gerrard Crescent, Kegworth. The subject property is a two storey detached dwelling situated on the southern side of Gerrard Crescent. The site is located in a residential area with dwellings surrounding the site to the north, east, south and west. The subject property is located within Limits to Development.

The proposal is for a single storey front extension to the northern elevation. The proposal will have a mono-pitched roof and it will extend across the entire front elevation and attached garage.

This application has been brought to Planning Committee as the applicant is an Authority employee.

### **Consultations**

Members will see from the report below that locally, there have not been any objections from neighbours to the proposal. Kegworth Parish Council and the County Highway Authority have no objections to the proposal.

### **Planning Policy**

The development is considered to comply with the relevant policies of the Development Plan as well as guidance contained within the National Planning Policy Framework.

### **Summary Reasons for Granting Planning Permission**

The site is located within the limits to development where the principle of extensions and alterations to existing dwellings are considered acceptable subject to impacts upon amenity, design and highway safety and compliance with the relevant policies of the Local Plan and other material considerations. The proposal is not considered to significantly affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. 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 Local Plan, in this case S2, E3, E4, T3 and T8. 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 a single storey front extension at 4 Gerrard Crescent, Kegworth. The subject property is a two storey detached dwelling situated on the southern side of Gerrard Crescent. The site is located in a residential area with dwellings surrounding the site to the north, east, south and west. The subject property is located within Limits to Development.

The proposal is for a single storey front extension to the existing dwellinghouse and to the attached garage. The proposed front extension will provide for additional living space in the form of an extended lounge and an extension to the existing attached garage. The extension to the existing dwellinghouse will have a mono-pitched roof and it will measure 3.0 metres in length, 6.2 metres in width, 2.4 metres in height to the eaves and 3.7 metres in height to the ridge. The single storey front extension to the existing garage will also have a mono-pitched roof and it will measure 1.8 metres in length, 3.0 metres in width, 2.4 metres in height to the eaves and 3.7 metres in height to the ridge. The extended garage will have an up and over door. The materials proposed are brick walls, brown interlocking roof tiles and white UPVC windows and doors.

This Planning Application has been brought to Planning Committee as the applicant is an Authority employee.

#### Relevant planning history;

None

### 2. Publicity

5 Neighbours have been notified (Date of last notification 26 February 2015)

### 3. Consultations

Kegworth Parish Council consulted 26 February 2015

County Highway Authority consulted

### 4. Summary of Representations Received

No representations have been received from members of the public.

Kegworth Parish Council had no objections to the proposal.

County Highway Authority made the following comments;

*The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011. Consider car parking - bedrooms. Consider access surfacing.*

### 5. 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.

**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**

**Submission Core Strategy**

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

**6. Assessment Principle**

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of extensions and alterations to existing dwellings are considered 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 despite not receiving any letters of representation during the course of the application. Given that the proposal has a limited front projection of 3.0 metres to the dwellinghouse and 1.8 metres to the garage and will be single storey and that the neighbouring dwellings have garages to the common boundaries, it is not considered that there would be any significant overlooking, overshadowing or overbearing impact as a result of the development to the neighbouring properties.

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 Local Plan.

**Design**

Consideration has also been given to the design of the proposal and whether it would have an acceptable impact upon the character and appearance of the dwelling itself and the street scene.

The proposed single storey front extension will have a mono-pitched roof and the materials used will be brick walls, brown interlocking roof tiles and white UPVC windows and doors. It is considered necessary to attach a condition to the granting of the planning permission to ensure

that these materials match those used on the existing dwellinghouse in order to ensure that the extension appears well related to the main dwellinghouse and the wider street scene.

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

### **Highway Safety**

The proposal would result in the loss of a part of the hard standing to the front of the property and would, therefore, reduce the available off-street car parking spaces by one. However, the site visit and 1:200 site plan submitted shows that the driveway (block paved) and garage would still be able to provide at least two off-street car parking spaces. As the Local Plan requires an average of 1.5 spaces per dwelling it is considered that the proposal would provide a sufficient level of parking that would not lead to on-street car parking issues. Given this and that the County Highway Authority has no objections; it is not considered that the proposal would conflict with highway safety policies T3 and T8 in the Local Plan or the advice contained in the County Council's HTD document.

### **Conclusion**

There have been no objections to the proposed development. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. 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 Local Plan, in this case S2, E3, E4, T3 and T8. It is therefore recommended that the application be permitted.

### **RECOMMENDATION - PERMIT, subject to the following conditions;**

- 1 The development shall be begun before the expiration of three years from the date of this permission.

*Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).*

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Drawing titled 'East Side View (Existing)' deposited with the Local Planning Authority on 5th February 2015;

Drawing titled 'East Side View (Proposed)' deposited with the Local Planning Authority on 5th February 2015;

Drawing titled 'West Side View (Existing)' deposited with the Local Planning Authority on 5th February 2015;

Drawing titled 'West Side View (Proposed)' deposited with the Local Planning Authority on 5th February 2015;

Drawing titled 'existing front elevation' deposited with the Local Planning Authority on 5th

February 2015;

Drawing titled) 'Proposed front elevation' deposited with the Local Planning Authority on 5th February 2015;

Drawing 1:100 Floor Plan deposited with the Local Planning Authority on 5th February 2015;

*Reason- To determine the scope of this permission.*

- 3 All external materials used in the development hereby permitted shall be of the same type, texture and colour as those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*Reason- to ensure a satisfactory standard of external appearance.*

**Notes to applicant**

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).