

Application Number

Address

Report Items

- a. **20/00541/FUL** 32 Grange Road
Wigston
Leicestershire
LE18 1JG

a.	20/00541/FUL	32 Grange Road Wigston Leicestershire LE18 1JG
	7 December 2020	Single storey rear extension
	Case Officer	Mr Jacques Carboni



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Site and Location

The application site relates to a two-storey semi-detached property, located to the north east side of Grange Road. The surrounding area is predominantly residential and comprises largely of semi-detached dwellings of similar characteristics. The property benefits from a modest, elongated private garden to the rear and a driveway to the front.

There are no notable land level discrepancies and the application does not concern a Listed Building, nor is the site located within a Conservation Area.

Description of proposal

The proposal seeks permission for the erection of a single storey rear extension. An existing conservatory will be moved to facilitate the development.

This extension will project 3.5m from the original rear elevation of the property and will extend 5.7m across the width of the dwelling. It will include a flat roof design, with an overall height of 3.3 m and a rooflight in the centre of the roof space. In terms of fenestration, the proposal will include a single window and a set of French doors to the rear and will create space for an open plan family room and kitchen.

It is to be noted that revisions were sought to the proposal during the application which has seen the overall projection of the extension be reduced whilst extending the width to those detailed in the previous paragraph.

This will be constructed from materials to match the host dwelling.

The statutory determination period for this application expired on the 1 February 2021 and it is intended to issue a decision as soon as practicably possible after the Committee meeting.

The application is presented to the Committee as the applicant is a Council employee.

Relevant Planning History

The site has no relevant planning history.

Consultations

None received.

Representations

Neighbours have been informed and a site notice placed with no letters of representation being received at the time of writing this report. No representations have been received to date.

Relevant Planning Policies

National Planning Policy Framework

Oadby and Wigston Local Plan

Policy 6 - High Quality Design and Materials
Policy 44 - Landscape and Character

Supplementary Planning Document/Other Guidance

Residential Development Supplementary Planning Document

Planning Considerations

The main issues to consider in the determination of this application are as follows:

- * The impact of the proposal on the street scene
- * The impact of the proposal on neighbouring residential properties.

The impact of the proposal on the street scene

Local Plan Policy 6 suggests that high quality design, and the use of high quality materials is paramount in ensuring that new development creates attractive buildings and spaces that are sustainable, well connected, and are in character within the locale they are set.

Local Plan Policy 44 sets out that proposals will be determined against the need to conserve and enhance the distinctive landscapes in the Borough where development will only be permitted where it is in keeping with the area in which it is situated.

The Oadby and Wigston Borough Council: Residential Development Supplementary Planning Document states that all new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing. The character and appearance of residential related development and how this fit with the local street scene are important considerations when deciding if proposed development is acceptable.

The proposed extension will be sited to the rear of the application site and will not be visible from within the street scene of Grange Road. Considering the overall height and rearward projection of the extension, it is viewed that the proposal would be subordinately proportionate and would not result in a loss of character to the property. Furthermore, the proposal would not result in a disproportionate loss of garden space.

It is noted that several neighbouring properties have constructed single storey rear extensions (including no. 34 Grange Road) and in this regard the proposal is considered to harmonise with the prevailing pattern of development in the area.

The proposal would be constructed from materials to match the host dwelling and would not detract from the character of the wider area.

Overall, it is concluded that the proposed scheme is appropriate in scale and design and, therefore, there will be no perceived detrimental impact upon the character and appearance of the area, thus satisfying Local Plan Policies 6 and 44 as well as the guidance in the Residential Development SPD.

The impact of the proposal on neighbouring residential properties.

Policy 6 of the Local Plan requires that, inter alia, new development should protect local amenity, including, resisting development that has unacceptable contributions towards air quality, noise, vibration, smell, light or other pollution, loss of light or overlooking.

The Oadby and Wigston Borough Council: Residential Development SPD states that all new extensions and alterations, should be designed so that adequate levels of amenity for future and existing residents of the property and neighbouring properties are provided and maintained.

Oadby and Wigston Borough Council apply a 45 Degree Code of Practice. The code is intended for use in relation to all extensions, which affect residential properties and will be applied in the assessment of planning applications in conjunction with all the Council's related planning policies.

Point 3.46 of the Councils SPD, states that 'all residential related development will need to conform to the 45 degree code of practice. This code is intended to make sure that extensions do not dominate neighbouring properties and detract from the enjoyment that neighbours have in their property.'

Point 3.47 of the SPD states that '..it should be noted that at the rear of dwellings a single storey extension projecting an effective maximum distance of 3.5 metres along the boundary will usually be allowed irrespective of these guidelines.'

It is noted that there is an existing ground floor extension to the rear of no. 34 Grange Road. Considering the presence of this extension, as well as the height of the mutual boundary treatment, it is not viewed that the proposal will result in a significant loss of amenity to the occupiers of this property by way of loss of light or overbearing.

Due to concerns with the original projection and proximity to the boundary with the adjacent property, no.30, amended plans were sought and received. The amended scheme sees the depth of extension of 3.5m with an overall width of 5.7m. This will extend to the boundary with no.30.

Given the amendments proposed and the requirements within the SPD, it is now considered that the proposed extension will not have any perceived detrimental impact upon neighbouring amenity and is in accordance with policy 6 of the Local Plan and the requirements within the SPD.

Conclusion

It is considered the proposal amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF, and there are no outstanding areas of concern. Therefore, it is recommended that permission be granted subject to appropriate planning conditions.

Implications Statement

Health	No Significant implications
Environment	No Significant implications
Community Safety	No Significant implications
Human Rights	The rights of the applicant to develop his property has to be balanced against the rights of neighbours.
Equal Opportunities	No Significant implications
Risk Assessment	No Significant implications
Value for Money	No Significant implications
Equalities	No Significant implications
Legal	No Significant implications

Recommendation

For the reasons set out in the above report then **GRANT** subject to the following conditions:

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external materials used in the development shall match those of the existing building in colour, size, coursing and texture unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan.

- 3 The development hereby approved shall be implemented in accordance with the following;

Application forms submitted to and received by the Local Planning Authority on 7 December 2020; and
Drawing titled 'Plans and Elevations' numbered AM01-20-01 PL (r1), submitted to and received by the Local Planning Authority on 2nd February 2021.

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the particulars considered and found to be acceptable.

Note(s) to Applicant :

- 1 You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section.
- 2 If the proposal involves the carrying out of building work along or close to the boundary, you are advised that under the Party Wall Etc. Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.
- 3 For the avoidance of doubt this permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
- 4 You are advised that any amendments to the approved plans will require either a Non-Material amendment application, a Minor Material Amendment application or a new planning application. If this is the case then you should allow at least 8 weeks before the intended start date to gain approval for such amendments. Further advice can be obtained by contacting the Planning Section of the Council on any amendments (internal or external).
- 5 In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

BACKGROUND PAPERS

a. **20/00541/FUL**