



**Development Control
Committee**

**Thursday, 03 October
2024**

Matter for Decision

Planning Application: No. 159 Aylestone Lane. (No. 24/00307/FUL)

Case Officer: Eloise Whitehouse (Graduate DC Officer)

Site Address:	No. 159 Aylestone Lane, Wigston, LE18 1BE.
Application Description:	The application is for a proposed front porch extension.
Purpose of Report:	Highlight to Members the key aspects of the planning application and the Officer recommendation.
Recommendation(s):	Planning Application reference no. 24/00307/FUL be permitted subject to conditions.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 0116 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Eloise Whitehouse (Graduate DC Officer) (0116) 257 2707 eloise.whitehouse@oadby-wigston.gov.uk</p>
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	There are no implications arising from this report.
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable.
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.

Consultees:	The consultees are as set out at paragraph 4 of this report.
Background Papers:	Search application reference no. 24/00307/FUL via Public Access to access all available documents (e.g. assessments, plans, forms etc.)

1. Site and Location



- 1.1 The site is located within a predominantly residential area comprising mostly semi-detached two storey properties of various styles. The application site comprises a two storey semi-detached property that has previously been extended single storey to the side and rear.

2. Description of Proposal

- 2.1 The application is for a proposed front porch extension. The porch projects 1.58m by 2.36m to the front and will have a front-facing gable design with an eaves and ridge height of 2.70m and 3.52m, respectively. The proposal involves extending the bay window canopy across to join with the porch. The proposal will be constructed out of materials to match those of the existing dwelling and will feature the entrance door on the side of the porch.
- 2.2 The statutory determination period for this application expires on the 11 October 2024 and it is intended to issue a decision as soon as practicable after the committee meeting.
- 2.3 The application is presented to the Committee as the applicant is a serving Member of the Local Authority.

3. Relevant Planning History

93/00715/8M– Single storey side and rear extension - Approved
01/00376/8M - Single storey rear extension – Approved

4. Consultations

4.1 None.

5. Representations

5.1 A site notice has been placed in front of the site with no letters of representation being received at the time of writing this report. The date for the receipt of comments expired on the 11 September 2024.

6. Relevant Planning Policies

National 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

7. Planning Considerations

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

7.2 The impact of the proposal on the street scene

7.3 The design and materials are mostly in keeping with the existing dwelling and the surrounding area, as a number of nearby properties have similar porch extensions, such as Nos. 151 and 155. The proposal will be set back by approximately 8.00m from the front of the site, and through negotiations with the agent, the proposal has been amended to bring the height of the porch down to 3.52m in line with the height of the bay window. In view of the above, it is not considered that the proposal will significantly impact the character and appearance of the existing dwelling or the street scene.

7.4 The impact of the proposal on neighbouring residential properties.

7.5 The proposal does not breach the 45 degree code from either of the neighbouring properties. Due to this and the limited scale of the development, it is not considered that the proposal will significantly impact on the amenities of the neighbours.

7.6 The impact of the proposal on the highway

7.7 The proposal raises no highways issues.

8. Conclusion

8.1 In summary, the proposed development is not considered to harm the character and appearance of the existing property or that of the surroundings, the amenity of the neighbouring properties or the safe and efficient use of the highway, it is therefore recommended for approval.

9. Recommendation and Conditions

9.1 For the reasons set out in the above report then **PERMIT** 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. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below:

Existing & Proposed GA's (includes Location Plan), dwg. no. P001, Rev A, received 29 August 2024

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.