
From: Gary Sanders <[REDACTED]>
Sent: 11 December 2023 11:47
To: Darren Tilley
Cc: Cllr Robert Waterton; Debbie Almey
Subject: Re: Planning Feedback - 23/0224/HH Single storey front extension 45 Bolus Road
Attachments: 23-0224-HH - 45 Bolus Road, Braunstone.docx

----- Forwarded message -----

From: Gary Sanders <[REDACTED]>
To: Cllr Robert Waterton <[REDACTED]>
Sent: Friday, 8 December 2023 at 12:48:24 GMT
Subject: Fwd: Planning Feedback - 23/0224/HH Single storey front extension 45 Bolus Road

Hi Bob,

Please find feedback in regard to the above planning application.

Can this be put on for Thursday please.

Cheers,
Gary

Begin forwarded message:

From: Charles Ebden <[REDACTED]>
Date: 8 December 2023 at 11:26:33 GMT
To: [REDACTED]
Subject: RE: Planning Feedback - 23/0224/HH Single storey front extension 45 Bolus Road

Good morning Cllr,

Please find attached my delegated report for the above application. Whilst I agreed that the porch projected beyond the forward projection of the building, as the report states this does not preclude development of this type.

I was also mindful of the fallback position, whereby under permitted development rights, the applicant could construct a porch 3m.sq in footprint without planning permission, furthermore the site is not in a conservation area or particularly sensitive area and did not impact upon the parking provision on the site. Therefore, I would not in my opinion be able to substantiate a refusal on its impacts on the street scene, parking or the overdevelopment of the site.

Regards

Charles Ebden
Senior Planning Officer
0116 272 7691

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-----Original Message-----

From: Kristy Ingles <[REDACTED]>
Sent: Thursday, December 7, 2023 3:55 PM
To: Charles Ebden <[REDACTED]>
Subject: FW: Planning Feedback - 23/0224/HH Single storey front extension 45 Bolus Road

Hi Charlie

Please can you deal with the email below. If you can't get to responding to it by this time next week, please send the Parish Cllr a holding email to let them know when they will hear back from you. Hopefully this is just a case of sending on the delegated report. No need to copy me into emails.

Thanks

Kristy

-----Original Message-----

From: Gary Sanders <[REDACTED]>

Sent: Thursday, December 7, 2023 3:52 PM

To: Planning Mailbox <planning@blaby.gov.uk>

Subject: Re: Planning Feedback - 23/0224/HH Single storey front extension 45 Bolus Road

Good Afternoon.

I note that I have not received a reply to this request.

I look forward to you replying at your earliest convenience.

Cllr Gary Sanders.

On 10 Aug 2023, at 14:55, GARY SANDERS
<[\[REDACTED\]](mailto:[REDACTED])> wrote:

Good Afternoon,

I write on behalf of the Plans & Environment Committee of Braunstone Town Council.

We would like to request further information as to the decision in the above matter - specifically how our comments were taken into account when the decision was made.

I look forward to your response.

Gary Sanders

<Part_1.eml>

DELEGATED REPORT

APPLICATION REF: 23/0224/HH

SITE ADDRESS: 45 Bolus Road
Thorpe Astley
Braunstone Town
Leicestershire
LE3 3EH

PROPOSAL: Single storey front extension

RELEVANT PLANNING POLICY:
National Planning Policy Framework (NPPF) 2021

BLABY DISTRICT LOCAL PLAN (CORE STRATEGY) DEVELOPMENT PLAN DOCUMENT (FEB 2013)

Policy CS2 Design of New Development
Policy CS24 Presumption in favour of sustainable development

BLABY DISTRICT COUNCIL DELIVERY DEVELOPMENT PLAN DOCUMENT (FEB 2019)

Policy DM1 Development within Settlement Boundaries
Policy DM8 Local Parking and Highway Standards

RELEVANT PLANNING HISTORY:

N.A

ASSESSMENT:

Consultation has been carried out in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Council's adopted Statement of Community involvement.

Any representations received form part of the application file. All matters raised on planning grounds have been taken into account in reaching a decision on this application.

CONSULATATION RESPONSES:

Braunstone Town Council	Braunstone Town Council objects to the application on the following grounds: a) out of keeping with the character and appearance of the street scene; and
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	b) overdevelopment of the site due to factors including footprint and scale.
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LETTERS OF REPRESENTATION:

No letters of representation were received.

DESCRIPTION & CONSIDERATIONS:

The Site

The application site consists of a detached dwelling corner with access directly off Bolus Road located with Braunstone Town's Settlement Boundary. The property is set amongst similarly scaled, designed and orientated house types and has provision for two off street parking spaces to the side of the property and within an integrated garage to the side.

The Proposal

The proposed development intends to create a single storey front extension. The porch extends beyond the front elevation of the original dwelling by some 1.2m and measures approximately 3.1m in width. The proposal comprises of a dual pitched roof which measures approximately 2.2m to the eaves and 3.3m to the ridge.

PLANNING CONSIDERATIONS

Section 38(6) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan unless there are other material considerations which indicate otherwise. This section of the report will first consider the proposed development against the policy background and then consider any other material considerations.

The fundamental considerations in relation to this application centre on the principle of the development within this location. Further considerations include its impacts on residential amenities of nearby dwellings, the character and appearance of the area and any potential traffic and highway implications. Each material consideration shall be taken in turn and balanced against the relevant policy position

Principle of Development.

Policy DM1 sets the principle for residential development within the Settlement Boundary provided it has a satisfactory relationship with nearby uses and would not be significantly detrimental to the amenities enjoyed by existing and nearby residents. Given the residential nature of the proposal in this location it is considered that the principle of development has been established, subject to its impacts it terms of residential amenities and the character of the area. The development's impacts are assessed further on in the report.

Residential Amenities

The proposal consists of a single storey front extension to create an entrance area. The built form follows a consistent building line along Ashlands Way.

By virtue of the proposal's limited scale, orientation and design, it is considered that the application would provide a satisfactory subsequent relationship with nearby dwellings and would not have an overbearing impact or cause any loss of light or privacy to neighbouring properties.

Character and Appearance

Policies CS2 and DM1 seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character. Having considered the prevailing pattern of surrounding development Bolus Road which is a residential street with detached dwellings arranged in a linear pattern towards highway and with generous enclosed rear gardens. The dwellings are similar in design, position and scale, giving a consistency and rhythm to the street scene.

Braunstone Town have objected to the proposal on the basis that given the proposal would protrude forward of the existing building line it would be out of keeping with the character and appearance of the area and would result in the over development of the site. They have gone on to state that such sporadic development would degrade the symmetry, character and appearance of the area over time.

Whilst it is acknowledged that there are limited instances of front extensions within the street scene, it is considered that this does not preclude development in the area. Furthermore, considering the scale and design of the proposed development and having regard to the fallback position of what can be built under Part A, Class D of the General Permitted Development Order (2015) it is considered that the proposal, would not be significantly out of keeping with the character and appearance of the area and would not constitute the over development of the site to such a degree that would warrant a refusal on this basis.

Highway and Parking Implications

Policy DM8 requires housing development, including householder development that affects parking or garage space to provide an appropriate level of parking provision that complies with the most up-to-date Leicestershire Local Highway Guidance; and is justified by an assessment of the site's accessibility, the type and mix of housing and the availability of and opportunities for public transport.

The overall scheme is considered to satisfy the requirements for off street car parking provision the dwelling given the large front driveways which can adequately accommodate the recommended number of vehicle spaces.

Conclusion

In summary it is considered that the development is acceptable and complies with the relevant policies of the Core Strategy (2013) and the Blaby District Council's Delivery DPD (2019) and as such the application is recommended for approval.

RECOMMENDATION: APPROVAL

Conditions		Reason
1. CSC01A	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	CSC01R
2. PL01	The development hereby approved shall be built in strict accordance with the following approved drawings: - Location Plan - 45-BR-101 Rev A Existing and Proposed Floor Plans - 45-BR-103 Rev A Proposed Elevations - 45-BR-104 Rev A Existing and Proposed Roof Plan - 45-BR-106 Rev A Block Plan	C09R
3. Materials	CM05	CM07R

Justification

<u>Code</u>	<u>Description</u>
J10	Standard justification statement.

Notes to Applicant

<u>Code</u>	<u>Description</u>
Z08	No development outside of the site.
Z12	Party Wall Act.
Z18	No deviation from approved plans.

Sign-Off

DECISIONS DELEGATED TO OFFICERS BY PART 3 SECTION 6 SUB SECTION 12 OF THE BLABY DISTRICT COUNCIL CONSTITUTION

Application No. 23/0224/HH	
Recommendation / decision Approve, with conditions	
Case Officer Signature Charles Ebden	Date 30.05.2023

