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Ordnance Survey [100018056]



**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	2023/0724/FUL	ITEM 5	
Proposal:	Single storey rear extension. Removal of outhouse and existing gazebo.		
Address:	8 Lyndon Road, North Luffenham, Rutland, LE15 8JZ		
Applicant	Mr and Mrs Swords	Parish	North Luffenham
Agent:	Mr Hans Zollinger	Ward	Normanton Ward
Reason for presenting to Committee:	Agent is an elected member of RCC		
Date of Committee:	19 September 2023		
Determination Date:	07.09.23		
Agreed Extension of Time Date:	22.09.23		

## EXECUTIVE SUMMARY

The proposed rear extension would not have a detrimental impact upon the character or appearance of North Luffenham Conservation Area, the setting of any surrounding listed buildings, or neighbouring properties.

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

- 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 by the Planning and Compulsory Purchase Act 2004.
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
  - SWO004A - Proposed Block Plan – received 13.07.2023.#
  - SWORDS 001A#- Proposed Floor Plan – received 12.07.2023.
  - SWORDS 002A & SWORDS 003 A – Proposed Elevations – received 12.07.2023.
And the details submitted within the Application Form.  
Reason: For the avoidance of doubt and in the interests of proper planning.

## Site & Surroundings

- The application relates to an unlisted, mid terrace house in the Conservation Area of North Luffenham. The houses within the terrace are constructed of brick. There are surrounding listed buildings, but none are close enough in proximity to be impacted by the proposed development.

## Proposal

- Permission is sought to construct a single storey flat roof extension to the rear of the property, which includes the demolition of an outbuilding and a gazebo.

3. The plans are attached as appendices 1, 2 & 3.

## **Relevant Planning History**

**2021/1020/FUL** - Proposed removal of existing outbuilding and erection of rear single storey lean-to extension including metal flue to woodburner and relocating existing gazebo. – Approved

**2023/0177/FUL** – Front Porch. - Approved

## **Planning Guidance and Policy**

### **National Planning Policy Framework (NPPF)**

Chapter 12 - Achieving well-designed places.

Chapter 16 - Conserving and enhancing the historic environment.

### **Site Allocations and Policies DPD**

SP15 - Design and Amenity

SP20 - The Historic Environment

### **Core Strategy DPD**

CS19 - Promoting Good Design

CS22 - The Historic and Cultural Environment

### **Supplementary Planning Document**

Supplementary Planning Document - Extensions to Dwellings 2015

Supplementary Planning Document - Design Guidelines for Rutland SPD (2022)

## **Consultations**

4. **Conservation Officer**  
No comments or objections
5. **Housing Strategy**  
No comments or objections

## **Neighbour and Parish Representations**

6. **North Luffenham Parish Council**  
No comments or objections
7. No comments from any neighbouring properties or other contributors.

## **Planning Assessment**

8. Policy
  - i. the application is in accordance with the policies as outlined above.

- ii. Section 6G of the Design Guidelines for Rutland 2021 states that 'extensions will be expected to respect its wider surroundings in terms of its scale, position, design and building materials', and this application is considered to be in line with this section due to its appropriate location, scale and materials to match the existing dwelling.

9. Design

- i. The application proposes an 'L' shaped extension, measuring 4.53m deep at the deepest point (western side), and 1.84m at the eastern side. It would be 5.6m wide, 0.5m thinner than the existing dwelling, with a maximum height of 3.31m. The application also proposes the demolition of the existing outbuilding and gazebo.
- ii. Application 2021/1020/FUL, proposed a larger extension which was 4.6m deep throughout, 5.25m wide, and 3.63m high with a lean to roof. This application also proposed the demolition of the outbuilding, and the relocation of the gazebo to the rear of the extension and onto the raised decking area. (plans attached as appendices 4 & 5).
- iii. The proposed extension provides a more complementary extension than the previously approved extension in terms of scale and appearance. Additionally, the previously approved extension also included a 2.7m high flue on top of the extension's roof. Although the extension would not be seen from the road, the proposed extension is more in keeping with the existing dwelling and is more subservient.
- iv. Materials are to match the existing.

10. Visual impact

- i. The proposed single storey rear extension is to the rear of the property. The extension would not be seen from the road, or from any other wider public viewpoints. The extension would be constructed of materials to match the existing.

11. Residential amenity

- i. Lyndon Road is set on a gradual decline and therefore the application site is slightly higher than number 10 Lyndon Road, but slightly lower than number 6.
- ii. Although the proposed extension is slightly wider than the previously approved extension, it is also lower in height, and therefore is considered to have less impact by way of overshadowing. Similarly, it is less deep, and much less deep on the western elevation so is considered to have less of an impact on number 10 than what was previously approved. .
- iii. To the rear of the extension is a raised decking area. The gazebo was approved to be relocated onto this decking area behind the extension. The demolition of the gazebo instead of the relocation would result in less overshadowing concerns to the neighbouring properties.
- iv. The application site has a 2m high boundary fence. Therefore, the proposed extension would only be 1.3m higher than the existing fence.



12. Highway safety & Parking

The proposed development does not result in an additional bedroom and does not impact on the existing parking arrangements for the property.

13. Ecology

As per the previously approved application, a bat survey was not required as the outbuilding proposed for demolition is flat roofed and unlikely to support roosting bats. Additionally, the rear single storey extension does not impact the roof and roofline of the existing building. The application is also not in a swift alert area.

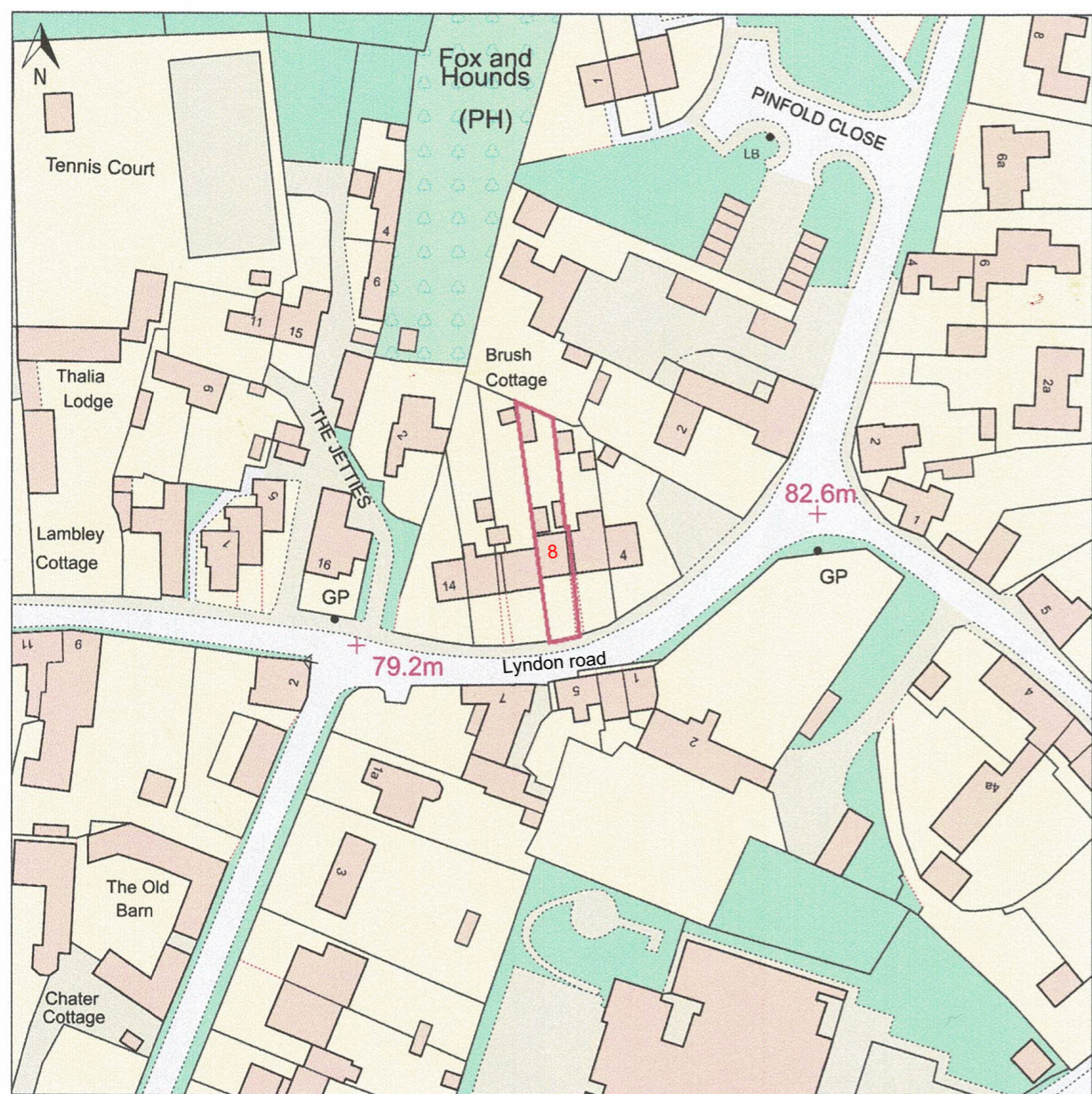
**Conclusion**

14. The application proposes a smaller, more subservient design than the previously approved extension and as such the proposed development would not have a negative impact on the character of the conservation area, neighbouring properties or highway safety.



UPRN: 100030720200

HMLR Title No: LT179509



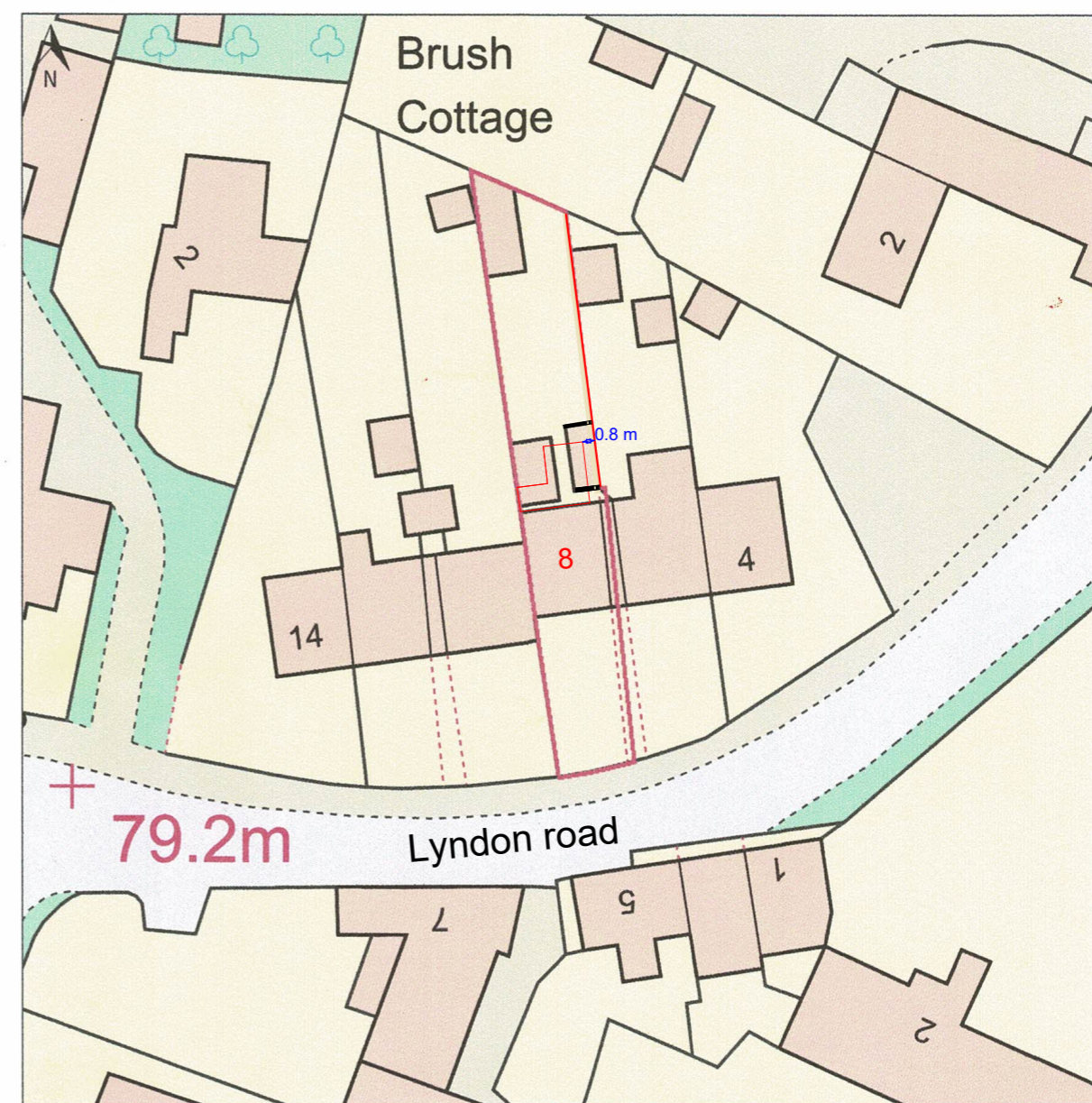
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0m 20m 40m 60m 80m 100m

Scale: 1:1250 Paper Size: A4

UPRN: 100030720200

HMLR Title No: LT179509



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 Paper Size: A4

ASSOCIATED DRAWINGS		NOTES	CLIENT	DRAWING No:	DRAWING STATUS
No.	TITLE				
			Swords	SWO004A	Planning
			ADDRESS	8 Lyndon Rd North Luffenham LE15 8JZ	
			TITLE	Single Storey Rear Extension Removal of Outhouse and existing Gazebo	
REV	DATE	BY	DETAILS	CHK'D	





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Starting work before approval of plans by Building Control is at the customers own risk. It is the responsibility of the contractor/builder to check all sizes on site prior too and during the build. It is the responsibility of the Client and principle contractor/builder to conform to both Building regulations and CDM 2015 regulations.

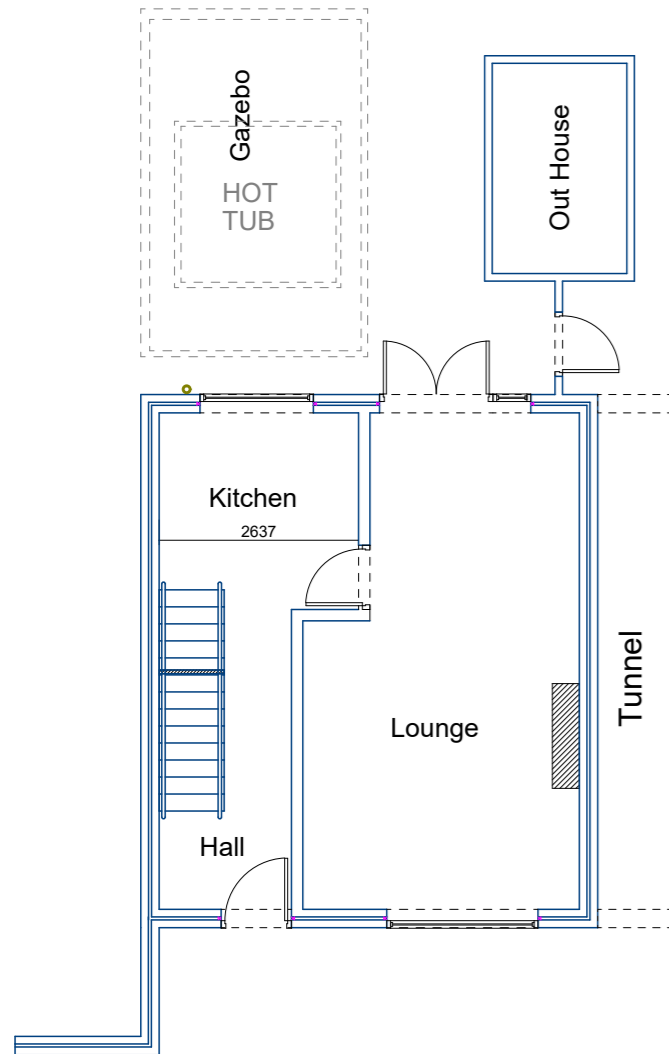
When existing trees are to be retained they should be subject to a full Arboricultural Survey/inspection for safety. All trees are to be planted to ensure they are a minimum of 5m from buildings and 3m from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any Alterations to these drawings should be checked for compliance with Planning and Building Control. It is the responsibility of the client to check that the plans do not contravene or affect covenants or encroach boundaries, and matters relating to land Title. Also that issues relating to the party wall act are implemented at the relevant stages.

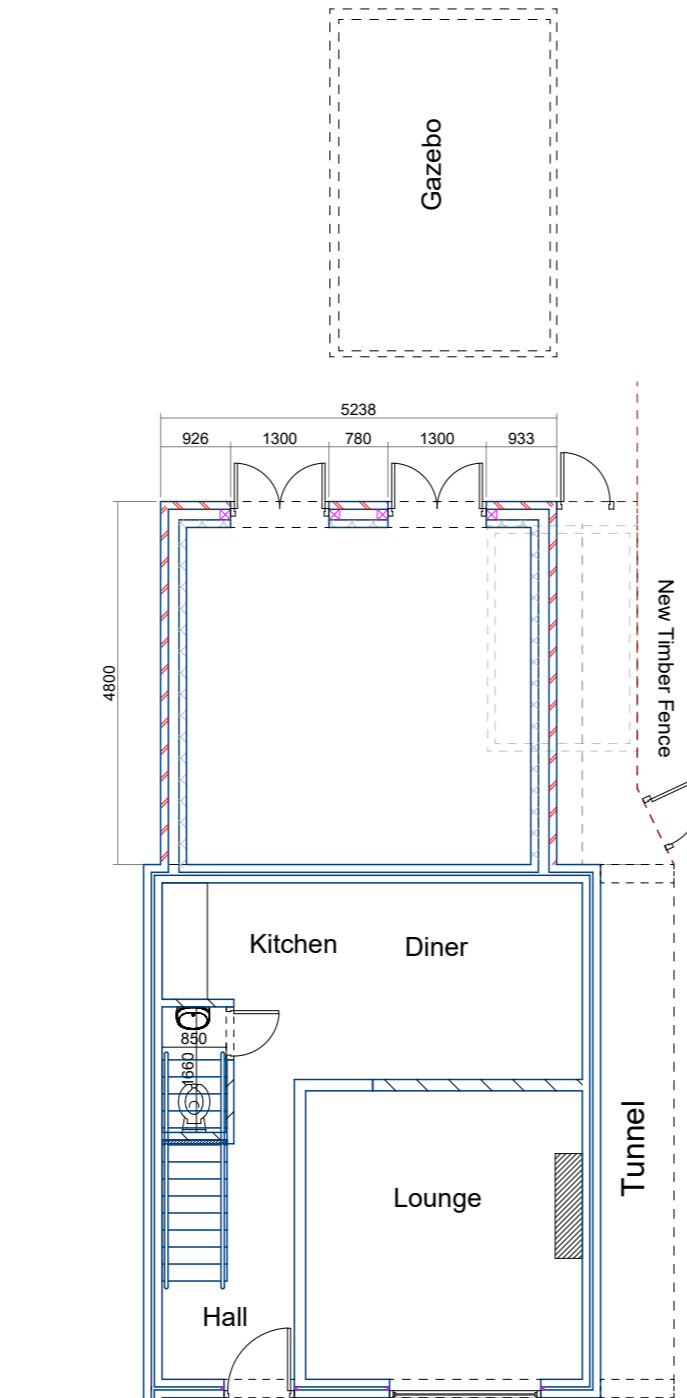
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\* New rodding point to be approved by BC

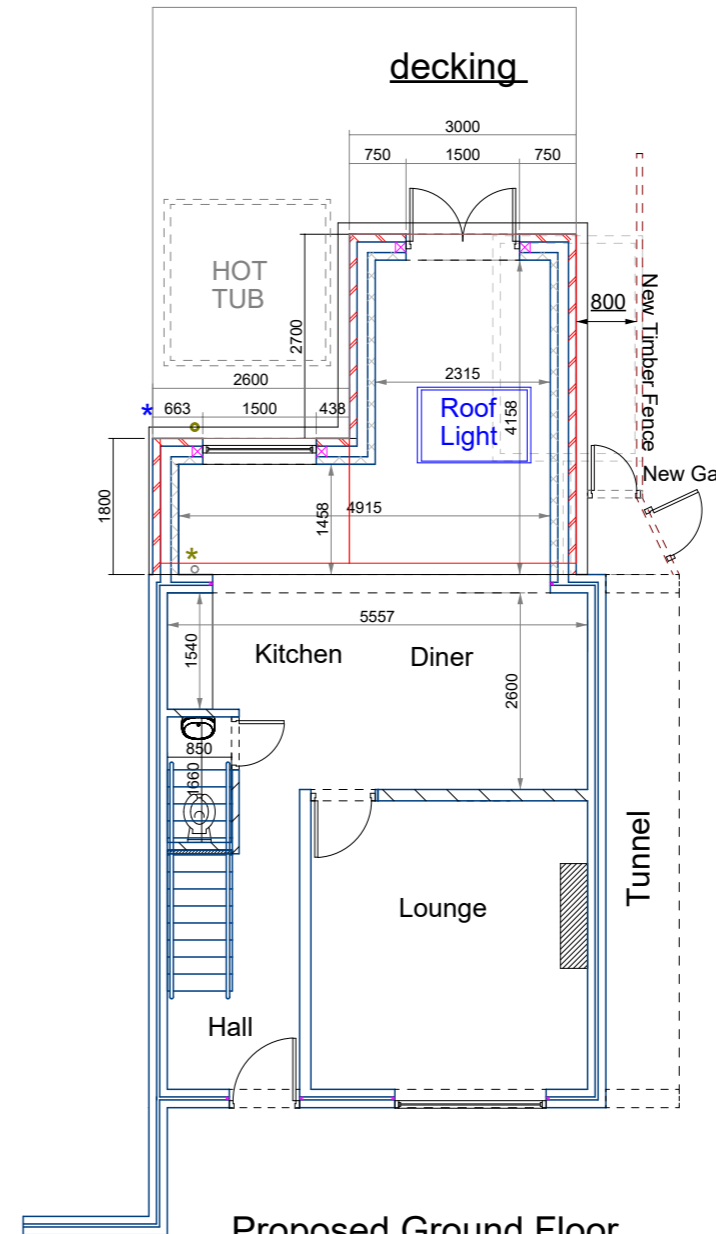
\* No part of the roof or guttering to overhang the boundary.



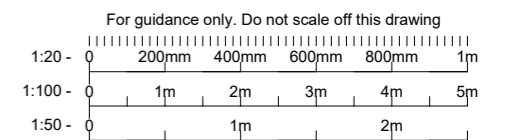
Existing Ground Floor



Planning Approved  
Thu 21 Oct 2021  
2021/1020/FUL



Proposed Ground Floor



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Tel: 01572 492684  
Em: [Planning@zollingerandball.co.uk](mailto:Planning@zollingerandball.co.uk)  
Add: 61a South Street, Oakham, Rutland LE15 6BG

Project: Single Storey Rear Extension  
Removal of Outhouse and  
existing Gazebo  
Address: 8 Lyndon Rd  
North Luffenham  
LE15 8JZ

Client: Swords

Drawing No: Swords001A Rev: -

Status: PLANNING

Drawn By: HZ Date: 12/06/23 Checked By:-

Drawing Page Scale 1:100@A3

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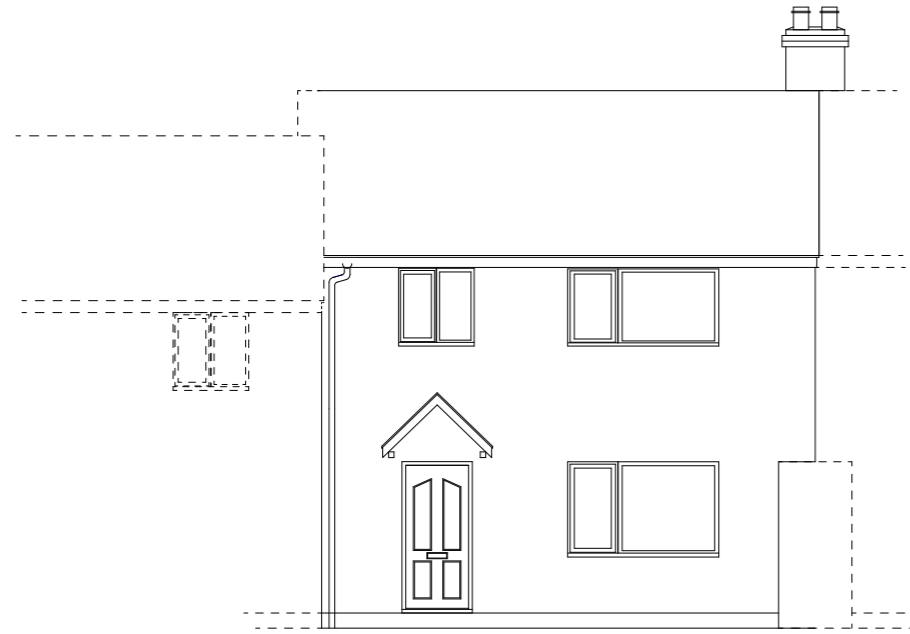
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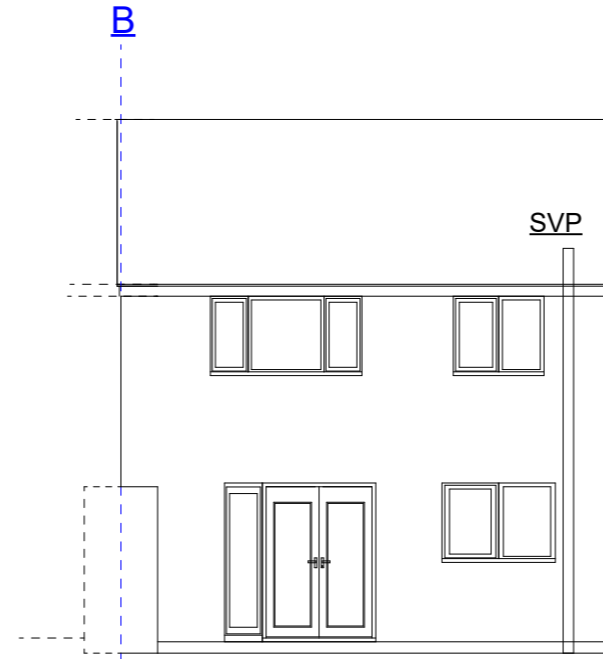
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Notes:

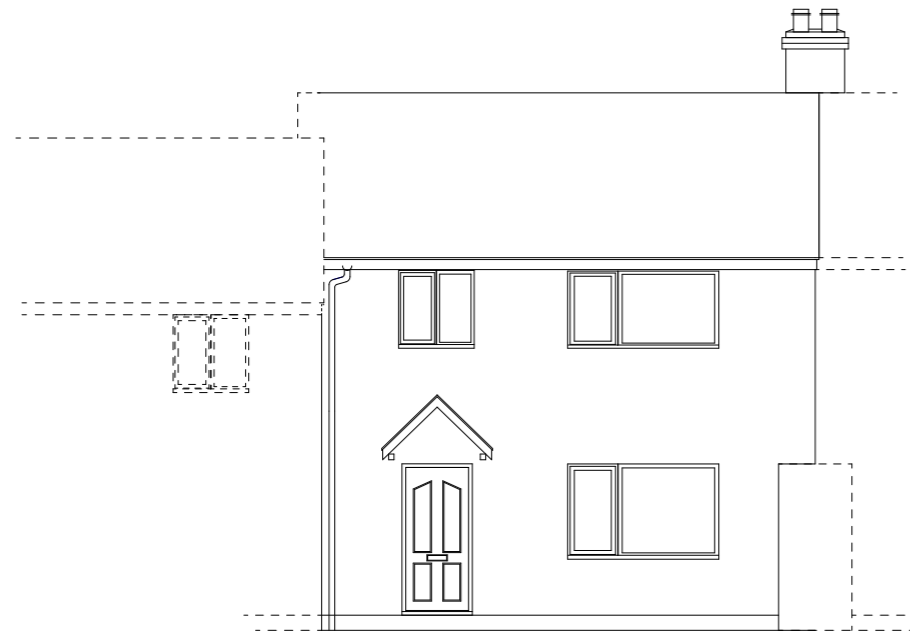
\* No part of the roof or guttering to overhang the boundary.



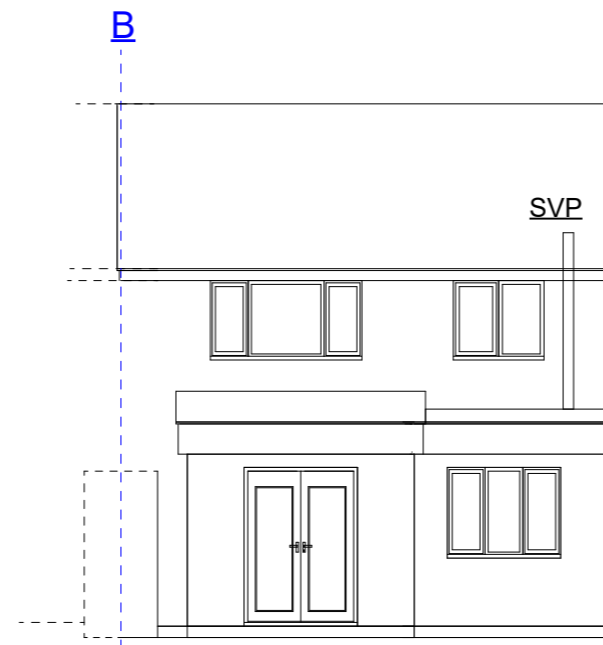
Existing Front Elevation



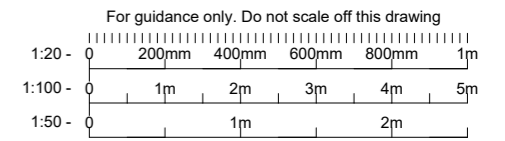
Existing Rear Elevation



Proposed Front Elevation (NO CHANGE)



Proposed Rear Elevation



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Tel: 01572 492684  
Em: Planning@zollingerandball.co.uk  
Add: 61a South Street, Oakham, Rutland LE15 6BG

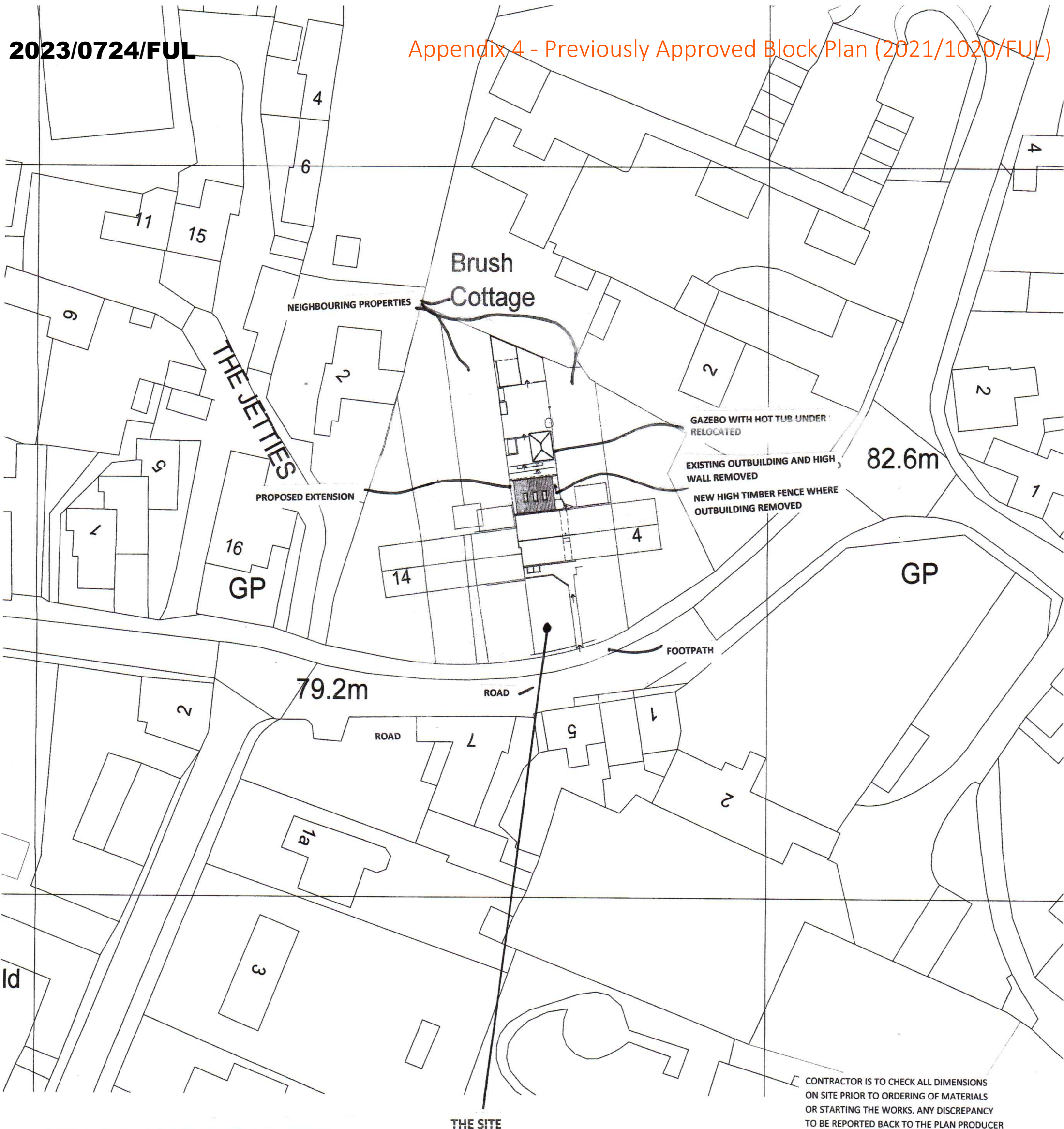
Project: Single Storey Rear Extension  
Removal of Outhouse and Gazebo  
Address: 8 Lyndon Rd  
North Luffenham  
LE15 8JZ

Client: Swords

Drawing No: Swords002A Rev: -

Status: PLANNING

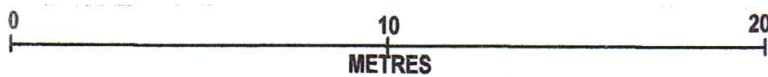
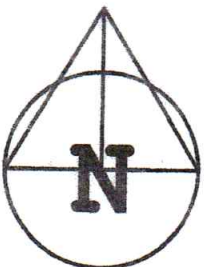
Drawn By: HZ Date: 12/06/23 Checked By:-



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**CLIENT**  
MR A BATES

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RUTLAND  
LE15 8JZ

**DRAWING TITLE**  
BLOCK PLAN

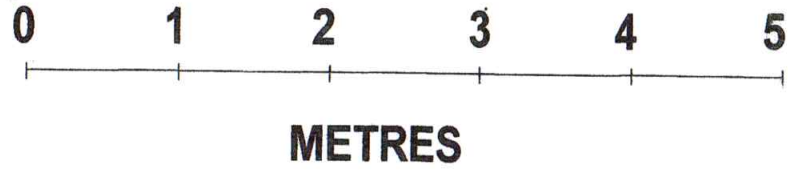
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**DATE** JUNE 2021

**DWG NO** 2021/8 - 2



2023/0724/FUL



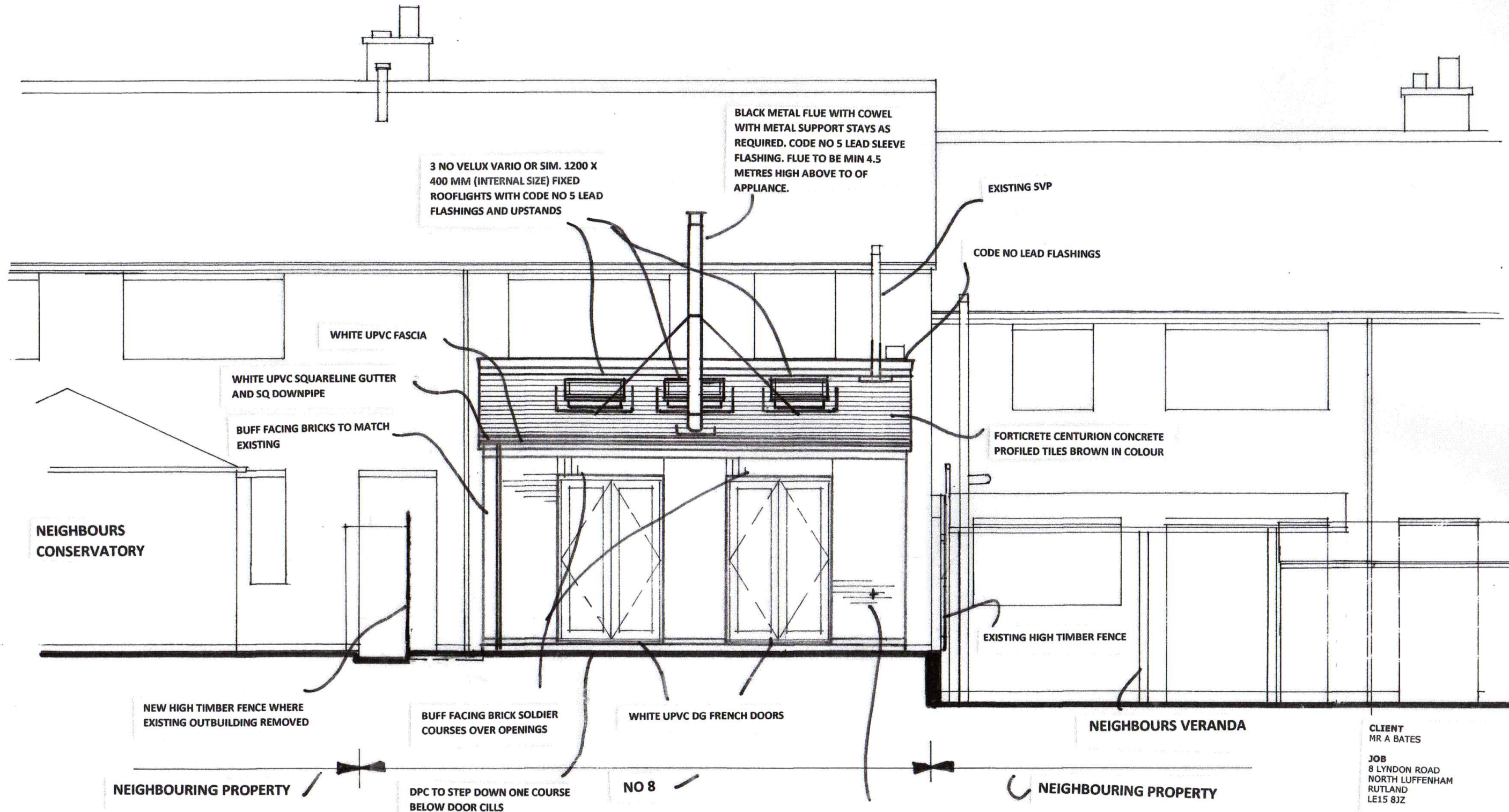
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REAR NORTH ELEVATION

CLIENT  
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NORTH LUFFENHAM  
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DRAWING TITLE  
REAR (NORTH) ELEVATION  
AS PROPOSED

SCALE  
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DATE JUNE 2021

DWG NO 2021/8 - 16