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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2018/1252/RG3	ITEM 3	
Proposal:	Ground floor single storey rear extension and first floor side extension over garage to provide three extra bedrooms and wash facilities. Extend existing driveway to accommodate one additional parking space. (Reg 3 application).		
Address:	9 Buckingham Road, Oakham, Rutland, LE15 6RX		
Applicant:	Rutland County Council	Parish	Oakham
Agent:	Mr Joby Simson, Stimpson Walton Bond	Ward	Oakham South West
Reason for presenting to Committee:	Regulation 3 (Council Application)		
Date of Committee:	12th February		

EXECUTIVE SUMMARY

This is a Council application to extend an existing residential property, to provide further flexibility in rehoming large single families. The proposal has received objections from local residents, however the development would not have a significant detrimental impact upon residential amenity or the surrounding area.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of the 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.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2018-48-400, 2018-48-103 Rev B, and the materials specified in the application.
REASON - For the avoidance of doubt and in the interests of proper planning.
3. The development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surfaced and sealed. The vehicle parking area shall then be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
REASON - To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.
4. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the first floor bathroom window in the north elevation of the extension shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.
REASON - In the interests of the residential amenity of the neighbouring property (7 Buckingham Road).

Site & Surroundings

1. The site is a two story detached estate dwelling located in Oakham. It has an integral flat roofed garage to the side. To the west of the site is a bungalow (no. 7 Buckingham Road).

Proposal

2. The proposal is an application under Regulation 3 of the Town & Country Planning General Regulations (1992), where the County Council is the applicant and is carrying out the development itself. This means that only the Council can undertake the development.
3. The development is a ground floor flat roofed rear extension and a first floor side extension over the existing garage. Materials would match the existing (buff brick and render, with concrete tiles). As part of the proposal the existing driveway would be increased to facilitate an additional parking space. The proposed plans are attached as Appendix 1.
4. The design and access statement originally stated that the development was for the existing occupants, and objection comments from neighbours referred to this being incorrect. This has since been revised, and Property Services has subsequently confirmed that the intention is to increase the size of the property to 6 bedrooms to give Rutland County Council further flexibility in rehoming large single families. They have also confirmed that there are no plans for this to be a 'house of multiple occupation'.

Planning Guidance and Policy

Site Allocations and Policies DPD

SP15 - Design and Amenity
SP5 - Built Development in the Towns and Villages

Core Strategy DPD

CS19 - Promoting Good Design
CS04 - The Location of Development

Supplementary Planning Document

Supplementary Planning Document - Extension to Dwellings

Neighbour and Parish Representations

5. **Oakham Town Council**
No comments received
6. **Highway Authority**
No objection if built in accordance with drawing 2018-48-103 B
7. **7 neighbour objections**
received from 4 households, on the grounds of over-development of the site, overbearing impact, loss of sunlight, overlooking, number of bedrooms out of character with rest of the street, noise and disturbance, site maintenance, and inadequate parking provision.

Planning Assessment

8. The main issues are residential amenity, subservience, and parking (assessed below). The objections received from local residents are noted, and have been given due consideration. Some neighbour comments relate to non-planning issues, such as property value, or unsocial behaviour and site maintenance. Day-to-day noise associated with residential living is considered acceptable in residential areas. Notwithstanding this, should any issues arise relating to a statutory nuisance, Environmental Protection has powers to investigate. Additionally, new extensions are subject to building regulations, which includes standards for noise insulation.
9. One neighbour comment questioned a sentence in the design and access statement; that the proposal would 'protect the surrounding private dwellings from a harmful development'. The agent has confirmed that the intention of this sentence relates to trying to design an extension that is visually in keeping with the existing house and the surrounding area.

Residential amenity

10. The property most affected by the proposals is the bungalow to the West (no. 7 Buckingham Road). There is a boundary fence (approximately 1.6 metres high) running along the shared side boundary, and the neighbour has an outbuilding directly in front of its closest rear window(s). The bungalow's rear elevation is set further back than the application site's rear elevation, reducing the overall impact of the first floor side extension to the neighbour's rear garden. The site is large enough to accommodate the proposals without it being considered overdevelopment, and the rear extension would not be visible from public viewpoints.
11. The single storey rear extension would not comply with the 45 degree code (i.e. an extension should not cross a line drawn at 45 degrees from the midpoint of a ground floor window of the closest habitable room). However, the neighbour has an existing outbuilding sited between the extension and the bungalow's rear windows, which would reduce any potential impact that the code seeks to prevent. Additionally the rear extension is flat roofed and approximately 2.8 metres high, further reducing its impact. Finally, the extension is north-east of the neighbour's windows, further limiting any potential loss of natural or direct sunlight. On balance it is considered that the proposed extension would not have a significant adverse impact on the amenities of the occupiers of 7 Buckingham Road.
12. With regard to the increase in the number of bedrooms, the property's permitted development rights are intact, meaning that in theory a variety of other extensions (and thus a potential increase in occupants) could potentially be undertaken without requiring a formal application.
13. With regard to loss of privacy, the side windows for the proposed rear extension that face the shared boundary with no. 7 serve a hallway, and are situated at high level to limit overlooking. The first floor rear window on the side extension serves a bathroom, and can be conditioned to be obscured glazed.
14. Additionally while the bungalow has existing side windows, these face the side wall of the existing garage, and the first floor extension would not materially alter this existing relationship. Any potential loss of light would be limited to early morning and this would not be significant enough to warrant refusal of the application.
15. Given the above, it is considered that the proposal would not be contrary to Policies CS4 or CS19 of the Council's Adopted Core Strategy (2011), or Policies SP5 and SP15 of the Site Allocations and Policies Development Plan Document (2014).

Subservience

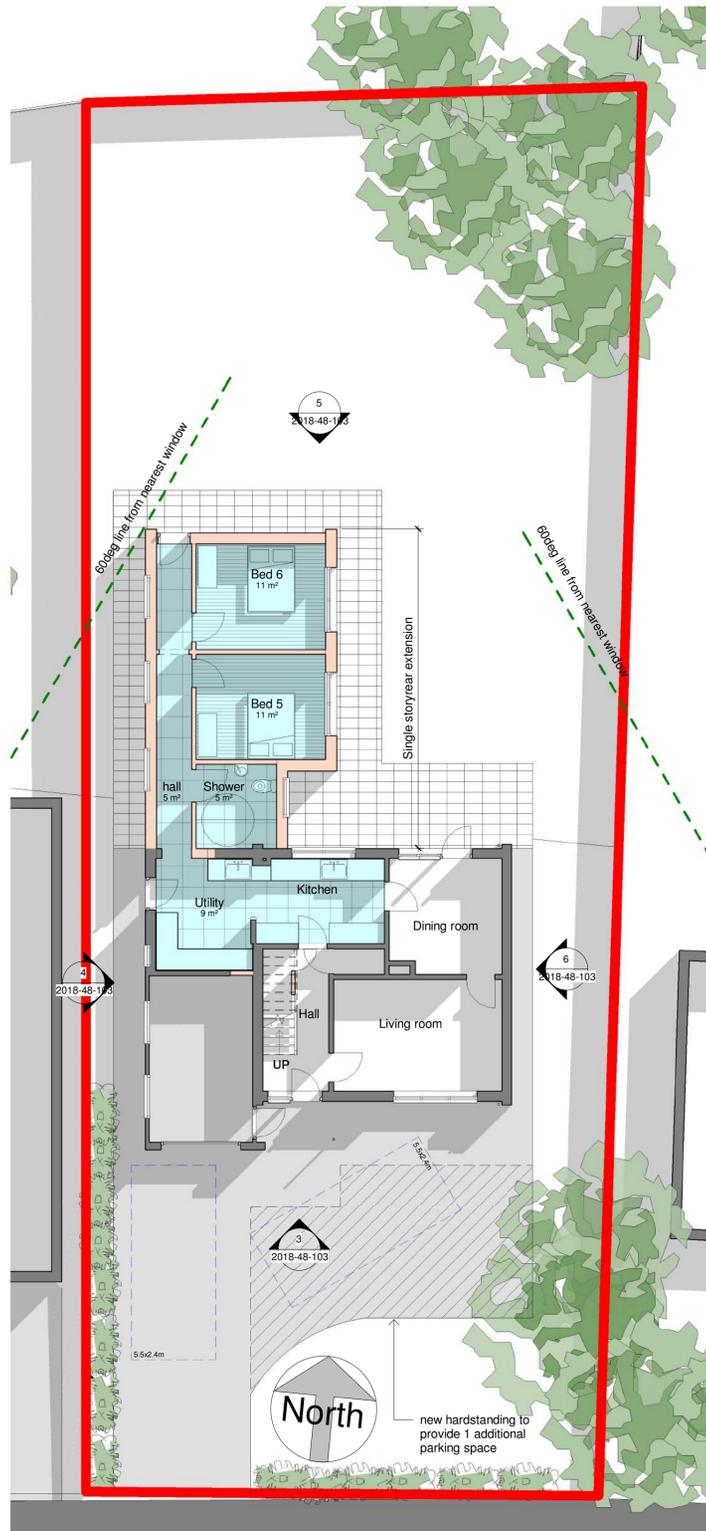
16. The first floor side extension is shown flush to the front elevation and the ridge, and therefore is not subservient to the main dwelling, as advised by the Council's Supplementary Planning Document (SPD) on Extensions to Dwellings (2015). Notwithstanding this, it is acknowledged that other dwellings along Buckingham Road (including no. 13) have side extensions that are also not subservient. Additionally, the dwelling is set back from the road and partly screened by existing front boundary hedging. Given this, it is considered that the lack of subservience would not have a detrimental impact upon the dwelling or the wider street scene that would justify refusal.

Parking

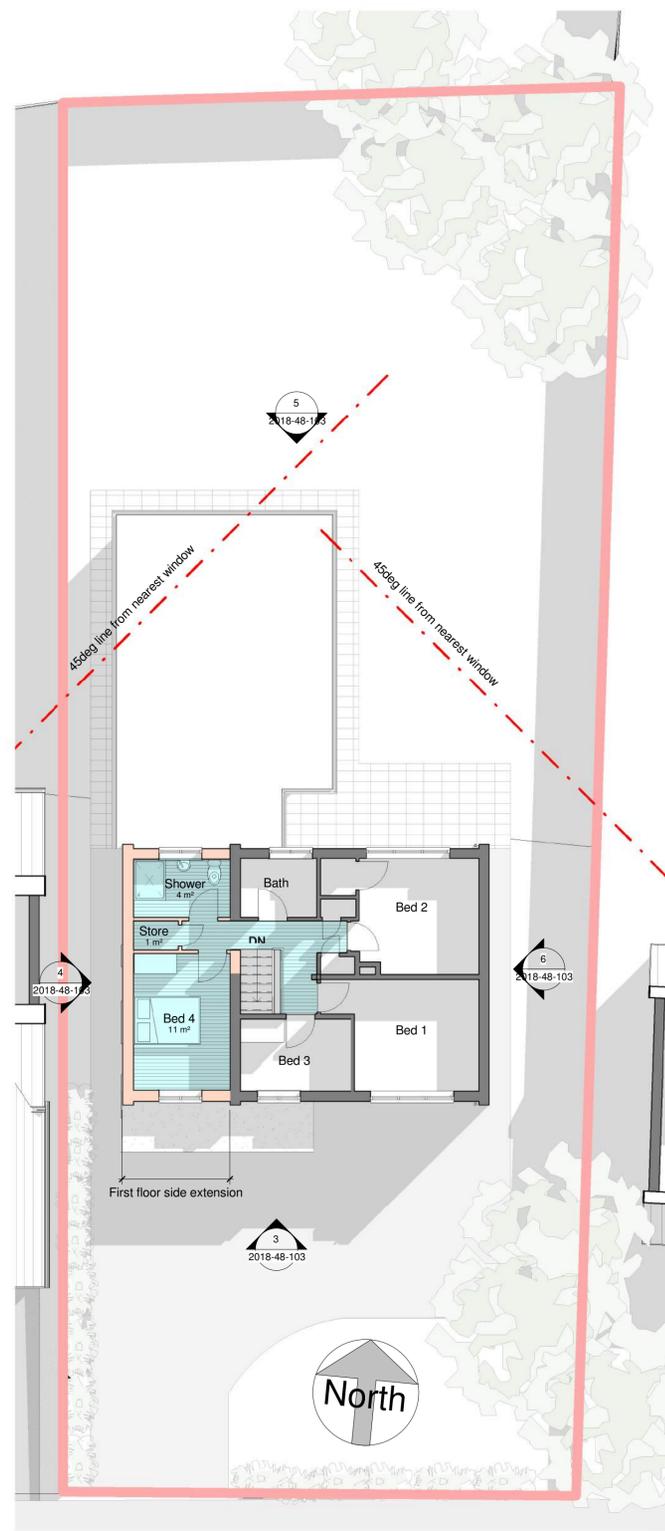
17. The proposed increase in habitable rooms (8+) requires 3 off-street parking spaces. The existing parking provision for the site would not be sufficient to cover this increase in habitable rooms, and therefore as part of the proposals the existing driveway would be extended to provide an additional parking space. While the existing garage is smaller than modern garages, when combined with the overall parking area at the front of the site, there is sufficient space to accommodate vehicles. The Highway Authority has no objection on this basis, and a parking condition is included to ensure compliance. Given the above, the proposal would not be contrary to Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

Conclusion

18. The proposal has been assessed against the local and national planning policies and would not have a significant detrimental impact upon residential amenity or the surrounding area.



1. Proposed Ground Floor Plan
1 : 100@A1



2. Proposed First Floor Plan
1 : 100@A1



3. Proposed South Elevation
1 : 100@A1



4. Proposed West Elevation
1 : 100@A1



5. Proposed North Elevation
1 : 100@A1



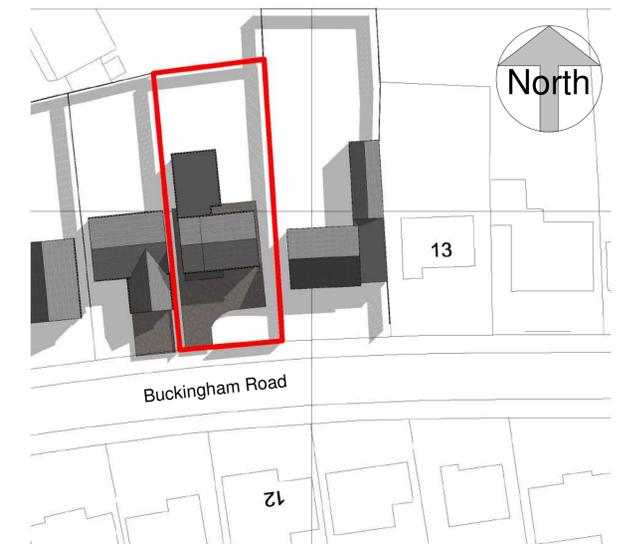
6. Proposed East Elevation
1 : 100@A1



Proposed Front View



Proposed Rear View



7. Proposed Block Plan
1 : 500@A1

Revisions	Rev.	Date	Drawn	Check	Description
	B	15-11-18	JS		Planning Information added
	A	10.08.18	AF		Ground floor bathroom amended and elevations revised

Client Rutland County Council

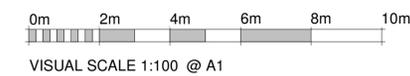
Drawn JS

Project 9 Buckingham Road Oakham

Date 30.07.18

Drawing Proposed Plans and Elevations- Planning

Scale As indicated



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	Revision		B