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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2023/1057/FUL	ITEM 5	
Proposal:	Single storey front and rear extensions and new porch		
Address:	30 Alexander Crescent, Oakham, LE15 6LB		
Applicant	Michael Elliott	Parish	Oakham Town Council
Agent:	Mr Hans Zollinger	Ward	Oakham NW Ward
Reason for presenting to Committee:	The application was submitted by a Rutland County Councillor		
Date of Committee:	12.12.2023		
Determination Date:	14.12.2023		
Agreed Extension of Time Date:	Yes		

EXECUTIVE SUMMARY

Minor household development to enlarge the house. The proposal would sit within the residential curtilage, and there are no planning material considerations to object this type of development.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. 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.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers ELLIOTT005 Site Location and Block Plans, ELLIOTT001A Proposed Ground Floor Plan dated 24.11.2023, ELLIOTT003A Proposed Front and Rear Elevations, ELLIOTT004A Proposed Side Elevation dated 24.11.2023, and relevant details on the application form.
Reason: For the avoidance of doubt and in the interests of proper planning.

Site & Surroundings

1. The site is located on the northern side of Alexander Crescent in a primarily residential area of Oakham. The street comprises houses of a similar age/design styles dating from the 1970s/1980s – notably two-storey semi-

detached houses, defined by front gardens with driveways to the side – some leading to rear garages.

Proposal

2. Proposal is to construct a single-storey front and rear extensions.

Relevant Planning History

3. None

Planning Guidance and Policy

National Planning Policy Framework (NPPF)

Chapter 12 – Achieving Well-designed places.

Site Allocations and Policies DPD (2014)

SP15 – Design and amenity

Core Strategy DPD (2011)

CS19 – Promoting good design.

Supplementary Planning Document

Extensions to Dwellings (2015)

Design Guidelines for Rutland (2022)

Neighbourhood Plan - Oakham and Barleythorpe Neighbourhood Plan

Policy 2 – Delivering good design.

Officer Evaluation

Principle of the use

4. Residential

Impact of the use on the character of the area

5. The proposal comprises a front and rear extensions. The front alterations tie into the existing elevation and create an additional modest porch. The rear extension creates a simple form of ground floor enlargement to facilitate an open layout of the floor. The alterations reflect the nearby alterations to properties and they will not have an adverse impact on the character of the area.

Impact on the neighbouring properties

6. Given the nature of the proposal, small scale and adequate separation distances, the proposed enlargements would not lead to unacceptable impact on the residential amenities of the occupiers of adjacent properties.

Heritage

7. Not applicable

Highway issues

8. The proposal will not have an adverse impact on highway safety. There is adequate parking and turning space for vehicles, and the access isn't changing.

Level

9. Not applicable

Noise

10. Not applicable

Dust

11. Not applicable

Section 106 Heads of Terms

12. Not applicable

Crime and Disorder

13. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

14. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

Consultations

15. Below is a summary of the comments:
 1. Oakham Town Council – no objections
 2. Local Highways Authority - no objections
 3. Forestry Officer - no objection

16. Full details can be viewed on the Council's website.
(https://publicaccess.rutland.gov.uk/online-applications/?_ga=2.69299920.1503643438.1693558555-1954588303.1693558555)

Neighbour Representations

17. None

Conclusion

18. The design and scale of the proposal would follow objectives Section 12 of the NPPF (2021), Policy CS19 of the Rutland Core Strategy (2011), Policies SP15 of the Site Allocations and Policies Development Plan Document (2014), Supplementary Planning Document – Extensions to Dwellings (2015), and Supplementary Planning Document – Design Guidelines for Rutland (2022), and is therefore considered to be acceptable and is recommended for approval.