

Delegated Report

Planning Ref: 24/00148/HOU

Applicant: Mr Thomas Paton

Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 100 Barton Road Barlestone Leicestershire

Proposal: Single storey side and rear extension (Including the demolition of existing garage)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for the construction of a single storey rear and side extension to a dwelling, 100 Barton Road, Barlestone.
- 2.2. The proposed single storey side extension would be set back 0.23 metres from the front elevation and extend for a width of 2.3 metres from the side elevation to just inside the side boundary of the site. It would wrap around the entire rear elevation to a depth of 3 metres from the main rear elevation, a total width of 8.5 metres. It would have a hipped lean-to roof design with an eaves height of 2.4 metres and a maximum height of 3.5 metres. It is proposed that the extension and alterations would be constructed with matching corresponding external materials to the existing dwelling. A detached garage with flat roof form set back to the side and rear of the dwelling would be demolished to enable the construction of the proposed extension. A bedroom window at first floor in the east side elevation of the dwelling would be bricked up and relocated to the first floor rear elevation as part of the proposals.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barlestone in a residential area on the edge of an estate and off a service road that runs parallel with Barton Road. It is a detached two storey house with hipped roof form and plain front elevation. It is constructed of light brown/buff facing bricks, weathered grey concrete interlocking roof tiles and white uPVC windows. A detached garage with flat roof form is set back to the side and rear of the dwelling. The site frontage is entirely hard surfaced in concrete block paving and provides two off-street parking spaces. The rear garden is enclosed by 2 metres high solid close boarded timber fencing.
- 3.2. There are similar detached two storey dwellings to the east and a pair of semi-detached dwellings with gable sided roof form to the west which are partially set further back from the application dwelling.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. A response from one neighbouring property has been received as a result of public consultation objecting to the proposal on the grounds that the construction of the extension would prevent or hinder future maintenance of the neighbouring house.

6. Consultation

6.1. No objection has been received from Barlestone Parish Council.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions to existing dwellings within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and states:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.'

8.3. The proposed single storey side extension would be set back 0.23 metres from the front elevation and extend for an appropriate width of 2.3 metres from the side elevation, less than half the 6.5 metres width of the existing dwelling, to just inside the side boundary of the site. It would wrap around the entire rear elevation to an appropriate depth of 3 metres from the main rear elevation, a total, and not inappropriate, width of 8.5 metres. It would have a sympathetic hipped lean-to roof design with an eaves height of 2.4 metres and a maximum height of 3.5 metres. By virtue of its single storey scale, subordinate width and depth, the proposal would appear as a clearly subordinate addition to the existing dwelling and would have no visual prominence within the street scene. It is proposed that the extension and

alterations would be constructed with matching corresponding external materials to the existing dwelling to ensure a unified appearance.

- 8.4 By virtue of its siting, scale, design and subject to the proposed use of matching corresponding external materials in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the wider street scene or surrounding area. The proposal is therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.6 The proposed single storey side/rear extension would extend for a width of 2.3 metres from the east side elevation of the application dwelling and for a total depth of 7.9 metres just inside the side boundary with the neighbouring dwelling to the east (No. 98). It would have a blank side elevation facing No. 98 other than for two high level roof lights. The near side elevation of No. 98 has two ground floor windows facing towards the proposal but these are set off the side boundary by approximately 1 metre and appear to be small secondary windows rather than principal habitable room windows. There are also side facing windows in an existing conservatory attached to the nearside rear elevation of No. 98. The extension would extend approximately 3.5 metres beyond the main rear elevation of No. 98 adjacent to the neighbouring conservatory at a separation distance of approximately 1 metre but would not extend as far in depth as the conservatory. By virtue of its width, depth, single storey scale and design with hipped lean-to roof form which would slope away from the side boundary, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 98 or result in any loss of privacy to the neighbouring occupiers from any potential overlooking. The proposal would also result in the demolition of the existing detached garage which currently extends approximately 3.5 metres further along the side boundary than the proposed rear/side extension. A bedroom window at first floor in the east side elevation of the dwelling would be bricked up and relocated to the first floor rear elevation as part of the proposals where it would face directly towards the applicant's own rear garden and not result in any significant loss of privacy to the neighbouring occupiers.
- 8.7 A response from one neighbouring property has been received as a result of public consultation objecting to the proposal on the grounds that the construction of the extension would prevent or hinder future maintenance of the neighbouring house. However, the house in question is set off the side boundary with the application dwelling by approximately 1 metre which is a commonplace situation which does not under normal circumstances prevent future property maintenance.
- 8.8 The neighbouring dwelling to the west (No. 102) is a two storey semi-detached house set partially back from the application dwelling. It is set off the side boundary by approximately 2.5 metres with a driveway covered by a lean-to roof car port between. Its near side elevation has only a side door and small window at ground floor facing towards the rear garden of the application dwelling but no principal habitable room windows at ground floor. The proposed rear extension would extend 3 metres in depth from the existing rear elevation of the application dwelling at a separation distance of approximately 3.5 metres from the near side elevation of No. 102 and would not extend beyond its rear elevation. By virtue of its depth, single storey scale, lean-to roof form and separation distance, it is considered that the

proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 102 or result in any loss of privacy to the neighbouring occupiers from any potential overlooking by virtue of its blank west side facing elevation.

- 8.9 Overall, by virtue of its siting, scale, design and relationship to neighbouring dwellings, it is considered that the proposal would not result in any significant or unacceptable adverse impacts on the privacy or residential amenity of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposal does not result in the creation of any additional bedrooms. Notwithstanding the proposed loss of the garage and side driveway, the site frontage is entirely hard surfaced in concrete block paving and provides two off-street parking spaces of appropriate dimensions to serve the existing/resulting three bedroomed dwelling. This level of retained provision would be in accordance with the local highway authority design guide provision standards for a dwelling of this size and adequate to serve the existing/resulting dwelling. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal is for an extension to an existing dwelling within the settlement boundary of Barlestone where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.

- 10.2. By virtue of its siting, scale, design and subject to the proposed use of matching corresponding external materials in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the wider street scene or surrounding area. By virtue of its siting, scale, design and relationship to neighbouring dwellings, it is considered that the proposal would not result in any significant or unacceptable adverse impacts on the privacy or residential amenity of any neighbouring properties. Adequate off-street parking for two vehicles and private amenity space of approximately 190 square metres would be retained within the site to serve the existing/resulting three bedroomed dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the local highway authority design guide and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

1. The development hereby permitted 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 otherwise than in complete accordance with the submitted application details, as follows: Location Plan and Proposed Block Plan Drawing No. Paton-T-2a-06, Proposed Ground Floor Plan Drawing No. Paton-T-2a-02 and Proposed Elevations Drawing No. Paton-T-2a-05 received by the local planning authority on 14 February 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.