

Delegated Report

Planning Ref: 23/00809/HOU

Applicant: Mr Paul Bennett

Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 108 Main Street Thornton Coalville

Proposal: Single storey outbuilding (following demolition of existing timber shed and greenhouse)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a single storey outbuilding at 108 Main Street, Thornton.
- 2.2. The proposed outbuilding would measure 9.74 metres in width and 4.42 metres in depth. It would feature a flat roof measuring 3.57 metres in height.
- 2.3. The proposed outbuilding would replace an existing timber shed and greenhouse.
- 2.4. The external materials include the use of horizontal weatherboard cladding to the walls, EPDM to the roof and grey uPVC to the windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Thornton. It comprises the use of brick to the walls, brown tiles to the roof and brown uPVC windows and doors. To the centre of the block paved driveway sits a young tree. The dwelling is enclosed by a mixture of boundary treatments. The land levels slope slightly to the north.
- 3.2. The area is not uniform in architectural style.

4. Relevant planning history

16/00952/HOU

- Two storey side extension
- PER
- 09.12.2016

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. No objections have been received from Thornton Parish Council.

7. Policy

7.1. Core Strategy (2009)

- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 The proposed outbuilding would be located in the rear garden of the application dwelling. It is set beyond the rear elevation of the two storey dwelling and would sit to the far northern boundary of the plot, approximately 24.37 metres away from the existing dwellinghouse.

8.4 The proposed outbuilding has been designed with a flat roof measuring 3.57 metres in height (including the small platform built upon). It has been designed with grey uPVC windows to the north elevation and patio doors along its west elevation. The outbuilding measures 9.74 metres in width and 4.42 metres in depth, providing a floor space of approximately 42.05 metres squared. The outbuilding is finished in horizontal weatherboard cladding to the walls, EPDM to the roof.

8.5 A view of the proposed outbuilding from Hawthorn Drive would be restricted due to the house being set in by three dwellings and due to the strong lines of vegetation. As such, it is not considered that the proposed outbuilding results in any significant harm upon the appearance of the street scene.

8.6 It is acknowledged that the proposed outbuilding has a fairly large footprint. Outbuildings should appear subordinate to the host dwelling. According to Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which outlines *“permitted development rights for home owners in relation to buildings incidental to the enjoyment of a dwellinghouse, the applicant could construct a detached outbuilding with the footprint and in the location currently proposed under permitted*

development rights, so long as the height of the building does not exceed 2.5 metres.” The currently proposed outbuilding would be 1.07 metres higher than this.

- 8.7 When bearing this in mind, it is not considered that the proposal would warrant refusal on the grounds of its large massing. Combined with its location to the rear, the proposed outbuilding would still appear subordinate to the existing dwellinghouse.
- 8.8 Overall, the proposal would not adversely harm the character or appearance of the host dwelling or surrounding area and does not significantly conflict with Policy DM10 of the SADMP in this regard.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.10 The east and west elevation of the proposed outbuilding would sit approximately 1.95 metres away from the boundary lines of 106 and 110 Main Street. The northern elevation would sit approximately 1.90 metres away from the boundary lines of 6 and 8 Hawthorn Drive.
- 8.11 A set of double doors are proposed to the western elevation measuring approximately 2.09 metres in height and 1.81 metres in width and two sets of windows are proposed to the southern elevation measuring approximately 2.33 metres in height and approximately 1.85 metres in width. No windows or doors are proposed to the eastern elevation.
- 8.12 Due to the sloping land levels and the separation distance between the neighbouring dwellings there are not considered to be any adverse impact upon the residential neighbouring amenity of the nearby occupiers.
- 8.13 The proposed outbuilding does not significantly conflict with Policy DM10 of the SADMP in this regard.

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.

10. Conclusion

- 10.1. The application site is situated within the settlement boundary of Thornton where there is a presumption in favour of sustainable development, as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. The proposed development would not be viewable from the street scene, and would therefore not have a detrimental impact upon the character of the existing dwelling or surrounding area. The proposal would not have any severe adverse impact upon the residential amenity of the neighbouring dwellings and therefore the application complies with policies DM10 of the Site Allocations and Development Management Policies DPD (2016).
- 10.3. The proposal would have no adverse impact upon the residential amenity of any neighbouring dwellings. Therefore it complies with Policy DM10 of the SADMP.

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 17th August 2023.

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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Site Plan, Drg No. Bennett P-1a-01
 - Proposed Floor Plan, Drg No. Bennett P-1a-03
 - Proposed Elevations, Drg No's. Bennett P-1a-0 5
 - Site Location, Block Plan, Drg No. Bennett P-1a-06
- as received by the Local Planning Authority on the 17th August 2023.

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).

11.3 Notes to applicant

- 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.