

Delegated Report

Planning Ref: 23/00536/HOU

Applicant: Mr Upton

Ward: Markfield Stanton & Fieldhead

Site: 31 Stanton Lane Stanton Under Bardon Leicestershire

Proposal: Single storey side extension



Hinckley & Bosworth
Borough Council

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 planning application seeks planning permission for a single storey side extension to a bungalow, 31 Stanton Lane, Stanton under Bardon.

2.2. The proposed single storey side extension would be 2 metres in width and have a depth of 7.7 metres to be flush with the existing front and rear elevations of the bungalow. It would have a hipped roof form with matching eaves height of 2.74 metres and matching ridge height of 5.64 metres as the existing bungalow and would therefore be fully integrated with it. Matching corresponding external materials to the existing dwelling are proposed in its construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located in the countryside to the north of Stanton under Bardon on the southern edge of a cluster of residential and commercial development and to the southeast of Stanton Lane. It is a detached bungalow with hipped roof form within a large plot. It has a small lean-to conservatory to the rear elevation and a detached garage/outbuilding set back to the side and rear of the dwelling. The bungalow is constructed with light brown facing bricks, small plain clay roof tiles and white uPVC windows. It occupies a large plot with ample private amenity space to the rear and off-street parking and turning within the site frontage by virtue of it being set back by approximately 26 metres from the highway on a similar building line to the row of dwellings to the northeast. There is a detached hipped roof bungalow immediately to the northeast of the site and two storey dwellings beyond and open fields to the southeast and southwest.

4. Relevant planning history

None.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Markfield Parish Council.

7. Policy

7.1. Markfield Neighbourhood Plan (MNP) 2020-2039 (2021)

- Policy M1: Countryside
- Policy M10: Design

- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide
- 8. Appraisal**
- 8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties 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 and surrounding countryside
 - Impact upon neighbouring residential amenity
 - Impact upon parking provision

Design and impact upon the character of the area and surrounding countryside
- 8.2. Policy M1 of the 'made' Markfield Neighbourhood Plan (MNP) seeks to protect the character and appearance of the countryside. Whilst not specifically supporting the extension of existing dwellings, the policy does support *'Development that is otherwise in accordance with: national policies; or strategic planning policies or allocations; or with the other policies of the Neighbourhood Plan.'* Policy M10 of the 'made' MNP states that to be supported development must be sympathetic to local character and be in keeping with the scale, form and character of its surroundings.
- 8.3. Policy DM4 of the adopted SADMP allows the extension of existing buildings in the countryside which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside. 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.
- 8.4. The proposed single storey side extension would have a depth of 7.7 metres flush with the existing front and rear elevations of the existing bungalow and have a hipped roof form with matching eaves height of 2.74 metres and matching ridge height of 5.64 metres and would therefore be fully integrated. Notwithstanding its

matching height and lack of any set back, by virtue of its very modest 2 metres width, the proposal would be clearly subordinate in terms of its footprint and in this case, a subordinate height is not necessary in design terms and by virtue of its narrow width would be likely to imbalance the overall design of the bungalow. No terracing effect would result by virtue of the hipped roof forms of both dwellings, the separation between them and their contrasting overall appearance, one brick, one white render. By virtue of its siting, small scale, sympathetic hipped roof design and the proposed use of matching corresponding external materials as the existing bungalow, the proposal would respect and complement the scale, character and appearance of the existing dwelling, would be sympathetic to the scale, form and character of its surroundings and would not result in any adverse impacts on the rural or open character or appearance of the surrounding countryside. The proposal is therefore considered to be in accordance with Policy M10, and therefore Policy M1, of the 'made' MNP, Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 Policy M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the adopted 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 side extension would be sited adjacent to, and with a similar depth as, the blank side elevation of the neighbouring hipped roof bungalow to the northeast. By virtue of its siting, single storey scale and hipped roof form, the proposal would have no significant adverse overbearing or overshadowing impacts on the neighbouring dwelling or the existing solar panels mounted on its southwest side roof elevation facing the application site. The proposal is therefore considered to be in accordance with Policy M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties or from public consultation.

Impact upon parking provision

- 8.7 Policy M10 of the 'made' MNP seeks that development provides adequate external space for vehicles. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.8 The bungalow is set back from the highway by approximately 26 metres and has off-street parking and turning space available within the garage to the side/rear, and on tarmac surfaced hard standing to the side and within the site frontage. The existing/retained off-street [parking and turning provision would be more than adequate to serve the resulting two bedroomed dwelling and would therefore be in accordance with Policy M10 of the 'made' MNP, Policy DM18 of the adopted SADMP and the local highway authority design guide 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. Notwithstanding its countryside location outside of the settlement boundary of Markfield, the proposals relate to extensions and alterations to an existing dwelling where there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of the siting, small scale, hipped roof design and the proposed use of matching corresponding external materials, the proposed extension and alteration would respect and complement the scale, character and appearance of the existing bungalow and development within the surrounding area and would not result in any significant adverse impacts on the rural or open character or appearance of the surrounding countryside or the residential amenity or privacy of the occupiers of any neighbouring dwellings. Adequate off-street parking and turning would be retained within the site frontage and more than adequate private amenity space would be retained at the rear. The proposal is considered to be in accordance with Policies M1 and M10 of the 'made' MNP, Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the Council's adopted Good 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: Site Location Plan and Block Plan Drawing No. 23-34.1 Rev A and Proposed Ground Floor Plan, Roof Plan and Elevations Drawing No. 23-34.2 Rev A received by the local planning authority on 1 June 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).

3. The materials to be used on the external elevations of the proposed extension and alteration 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.