

Delegated Report

Planning Ref: 23/00224/HOU

Applicant: Robert Smallman and Elizabeth Lloyd

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 3 Benbow Close Hinckley Leicestershire

Proposal: Garage conversion and single storey extension the front of existing dwelling to provide accessible annexe

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 application seeks full planning consent for a garage conversion and a single storey extension to the front of the existing dwelling at 3 Benbow Close, Hinckley.
- 2.2. The proposed single storey front extension would project out from the existing front elevation of the dwelling by approximately 4 metres and would have a length of approximately 5.5 metres. The extension is to feature a flat roof with a mono-pitched roof to the ends measuring a maximum of 2.55 metres to the eaves and 3.50 metres to the ridge.
- 2.3. The proposed extension is predominantly flat roofed and is to feature 4 roof lights.
- 2.4. Associated works also include levelling the ground near the front access in order to grade up the surrounding land to a level threshold at a gradient of 1:20. This will create an accessible access for the applicant.
- 2.5. The proposed external materials include the use of facing brick and concrete roof tiles to match existing to ensure a unified overall appearance between the existing and new walls.

3. Description of the site and surrounding area

- 3.1. The application dwelling is two-storey detached dwelling, situated within a cul-de-sac, within in the settlement boundary of Hinckley.
- 3.2. The street scene predominantly consists of two storey terraced properties all of a similar scale and finish, however varied in design meaning that the proposed garage conversion and single storey front extension would not be out of character with the existing surrounding properties.

4. Relevant planning history

- None relevant

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. None relevant.

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

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

7.2. National Planning Policies and Guidance

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

7.3. Other relevant guidance

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

7. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

7.2 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.

7.3 The proposed front extension would sit between the original dwelling and garage. It would not project any further than the furthest principal elevation on the existing dwelling and as such would not appear prominent along Benbow Close, especially when considering the location of the site and the single storey nature of the extension. The proposed front extension would be visible from the street scene, but only to a minimal extent by virtue of 2 Benbow Close screening the proposal to the north and a large conifer screening the proposal to the south. The ridge height of the proposed front extension sits below the existing ridge height of the original dwelling and garage, and the eaves height replicates the eaves height of the original dwelling. The proposed extension is to host a kitchen and cloak room. The main entrance way is to be brought forward by 4.09 metres to allow ease of accessibility from the proposed raised pathway.

7.4 The Good Design Guide states that *"Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house."* The original dwelling house and dwellings within the street scene do not feature a flat roof design, however due to the limited public visibility and the nature of the proposal the proposed flat roof is not considered to have an impact upon the character of the area. To the ends of the flat roof a mono-pitched roof design is proposed which will also ease the impact.

7.5 The alterations to the garage are minimal. The existing garage door to the front elevation is to be replaced with two uPVC windows measuring 1.38 metres in width and 1.07 metres in height. The existing garage is to host a living/sleeping space and wet room.

- 7.6 The adaptation of the dwelling is for accessibility purposes.
- 7.7 Overall the proposal is considered to be in accordance with Policy DM10 of the SADMP in this regard.

Impact upon neighbouring residential amenity

- 7.8 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. It is contended that the development proposed in this application would meet this requirement for the reasons given below.
- 7.9 By virtue of the location of the development the proposed extension will not project further than 2 Benbow Close. A window is proposed to the northern elevation measuring 1.14 metres in width and 1.07 metres in height. No.2 does not feature any windows to the southern elevation therefore there are not considered to be any adverse impact upon the occupiers of no.2.
- 7.10 A full height window is proposed to the southern elevation, however this window is to be obscure glazed, therefore there are not considered to be any adverse impacts in terms of overlooking at 4 & 5 Benbow Close.
- 7.11 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

Impact upon highway safety

- 7.12 Policy DM18 of the SADMP seeks to ensure parking provision is appropriate to the type and location of the development.
- 7.13 The Good Design Guide states that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene."*
- 7.14 The proposal seeks to add an additional bedroom to the property. The proposed front extension would not reduce the number of existing car parking spaces that the driveway could accommodate, however the conversion of the garage would result in the loss of two spaces that the garage currently hosts. There would however still be two spaces to the front of the garage and adequate roadside parking due to the dwelling being situated within a cu-de sac. By virtue the development would not have an impact upon the parking provision or highway safety.
- 7.15 Therefore, the proposal would provide suitable off street parking provision in compliance with policy DM18 of the SADMP and the Good Design Guide SPD.

8. Equality implications

- 8.1 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.

- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.

9. Conclusion

- 9.1. The application dwelling lies within the settlement boundary of Hinckley and therefore is considered to be located within a sustainable location. Policy DM1 of the SADMP provides a presumption in favour of sustainable development where planning applications accord with the policies in the Local Plan.
- 9.2. The proposal would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP and is therefore recommended for approval subject to conditions.

10. 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 on the external elevations of the proposed extension and alteration shall accord with the approved application form received by the Local Planning Authority on the 9th March 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:

Site Location Plan & Block Plan, Drg No. 23-380 PL01 as received by the Local Planning Authority on the 9th March 2023.

Proposed Ground Floor Plan and Sketch Elevations, Drg No. 23/380 SK01 Rev H and Proposed Roof Plan and Elevations, Drg No. 23/380 SK02 Rev E as received by the Local Planning Authority on the 15th March 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).

4. Notwithstanding the submitted details, the southern elevation window(s) of the extension shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and openable only in the manner detailed on the approved Proposed Ground Floor Plan and Sketch Elevations, Drg No. 23/380 SK01 Rev H received by the Local Planning Authority on the 15th March 2023. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy 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.