

Delegated Report

Planning Ref: 23/00863/HOU

Applicant: Mr Paul Marriott

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 129 Dragon Lane Newbold Verdon Leicestershire

Proposal: Removal of outbuilding and erection of single storey rear extension

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 extension to the rear elevation of a dwelling, 129 Dragon Lane, Newbold Verdon. The proposed extension would project 3.6 metres in depth from the rear elevation and across the entire elevation for a width of 4.9 metres to be flush with the main side elevations. It would have a low pitched lean-to roof form with an eaves height of 2.5 metres and a maximum height of 3.52 metres. It would have patio doors in the rear elevation, a door and window in the garden side elevation and three roof lights. It is proposed to be constructed with matching corresponding external materials. It would replace an existing smaller outbuilding/store which would be demolished.
- 2.2. An amended plan has been submitted to include an additional small garden side elevation window and an additional/separately constructed side elevation wall to the neighbouring adjoining dwelling. Given the minor nature of the amendments no re-consultations are considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon on a large residential estate. It is a two storey semi-detached house with gable sided roof form. It has two storey flat roofed bay windows with rendered panel between and an open lean-to canopy porch to the front elevation. There is a small outbuilding/store attached to part of its rear elevation. The application dwelling is constructed of dark red multi facing bricks, brown interlocking concrete roof tiles and white uPVC windows. It is set back from the highway behind a wide grassed verge and has a hard surfaced frontage but with no vehicular access from Dragon Lane itself. Instead, to the rear there is a shared service road that provides vehicular access to the rear garden and off-street parking. The rear garden is enclosed by solid close boarded timber fencing of varying height between 2 metres and 1.5 metres and detached buildings within neighbouring gardens.
- 3.2. The application dwelling lies within a row of similarly scaled and styled semi-detached two storey houses with some variety in appearance.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Newbold Verdon 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) (2021)
- 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 and alterations 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 in respect of rear extensions 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 proposal would extend to an appropriate depth of 3.6 metres from the original rear elevation and 4.9 metres in width across the entire rear elevation to be flush with the main side elevations. By virtue of its single storey scale and low profiled lean-to roof design with an eaves height of 2.5 metres and a clearly subordinate maximum height of just 3.52 metres it would appear as a clearly subordinate addition to the existing dwelling. It is proposed to be constructed with matching corresponding external materials of dark red facing bricks, brown concrete interlocking roof tiles and white uPVC windows to ensure a satisfactory and unified appearance.

- 8.4 By virtue of its and single storey scale and position to the rear where it would be well screened by existing and similar neighbouring extensions, the proposal would not be visually prominent or result in any significant adverse visual impacts on the existing dwelling or the wider street scene. The proposal is therefore considered to respect and complement the scale, character and appearance of the existing dwelling and surrounding area and be 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 proposal would be single storey in scale with a lean-to roof form and constructed adjacent to the blank side elevation of an existing similarly designed and similar depth extension attached to the rear elevation of the adjoining semi-detached dwelling (No. 127). The other neighbouring dwelling (No. 131) has an existing flat roofed single storey extension that projects to a greater depth than the proposal and with a blank elevation facing the site.
- 8.7 By virtue of its siting, single storey scale, design and screening by existing structures, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal would not result in the provision of any additional bedroom space and the existing/retained off-street parking provision of two spaces would be adequate to serve the existing/resulting two bedroomed dwelling in accordance with 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. The proposal is for an extension and alteration to an existing dwelling within the settlement boundary of Newbold Verdon 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 to the rear, single storey scale, design, screening by existing structures, and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and wider street scene and would have no significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate private amenity space of approximately 120 square metres and off-street parking space would be retained to serve the two bedroomed dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the 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: Location Plan, Proposed Site Plan, Proposed Floor Plans and Proposed Elevations Drawing No. WAA251/10 Rev A received by the local planning authority on 2 October 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.