

Delegated Report

Planning Ref: 24/01031/HOU

Applicant: Chloe Trotter

Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 22 Chesterfield Way Barwell Leicestershire

Proposal: Pitched roof to front elevation

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 lean-to pitched roof over an existing flat roofed front porch and roof canopy to the front of a garage of a dwelling, 22 Chesterfield Way, Barwell.
- 2.2. The proposed lean-to roof would be a total of 6.4 metres in width part way across the front elevation and extend forward of the main front elevation by 1.85 metres (porch) and 2.6 metres (garage canopy roof) have an eaves height of 2.4 metres and maximum height of 3.2 (porch) and 3.5 metres (garage canopy roof). Matching concrete roof tiles as the main roof are proposed.
- 2.3. The repositioning of the front porch door to the front elevation and alterations to the existing porch have previously been approved under extant planning permission 24/00674/HOU.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barwell on a residential estate. It is a two storey detached house with gable sided main roof form. It has a front porch with flat roof that also extends as a flat roof canopy across and forward of a recessed garage attached to the side elevation. It is constructed of buff/orange/brown multi facing bricks, stone cladding to the porch front elevation, weathered plain concrete roof tiles and white uPVC windows. In addition to the garage there are two further off-street parking spaces on the tarmac surfaced double width driveway.
- 3.2. The neighbouring dwelling No. 20 is a similarly designed detached two storey house with flat roofed porch and garage canopy, opposite there are a pair of two storey semi-detached houses with lean-to roof over front porches and side car port. The wider street scene has a wide variety of scale, designs and styles.

4. Relevant planning history

24/00674/HOU

- Repositioning of front door on porch
- Permitted
- 03.09.2024

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 Barwell Parish Council.

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)

- No relevant policies

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 DM10: Development and Design

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

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

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within urban 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
- Biodiversity

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 (GDG) provides further advice in respect of the siting and design of a various forms of house extensions.

8.3. The proposed lean-to roof would extend to the same 6.4 metres width as the existing flat roof. It would extend forward of the main front elevation by only 1.85 metres (porch) and 2.6 metres (garage canopy roof) have an eaves height of 2.4 metres and clearly subordinate maximum height of only 3.2 (porch) and 3.5 metres (garage canopy roof). Matching plain concrete roof tiles as the main roof are proposed to ensure a unified appearance. It would be of an appropriate design, scale and proportion to the front elevation and would not be uncharacteristic of other lean-to roof structures to front porches within the immediate street scene.

8.4. By virtue of the siting, scale, design and appearance, the proposed lean-to roof extension would respect and complement the scale, character and appearance of the existing dwelling and neighbouring development within the surrounding area.

The proposal is therefore considered to 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 By virtue of the proposed lean-to roof design with its height reducing with its modest forward projection to an eaves height of only 2.4 metres together with the separation distance to the nearest neighbouring window of No. 20, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of the occupiers of this or any other neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles adopted Good Design Guide. No responses have been received from any neighbouring occupiers.

Biodiversity

- 8.7 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 relates to an extension and alteration to an existing dwelling located within the urban settlement boundary of Barwell 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 the siting, scale, design and appearance, the proposed lean-to roof extension would respect and complement the scale, character and appearance of the existing dwelling and neighbouring development within the surrounding area. By virtue of the siting, scale, lean-to design and separation distances the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal would have no impacts upon the existing adequate off-street parking and private amenity space provision to serve the 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 at scale 1:500 and Proposed Ground Floor Plan, Proposed Roof Plan and Proposed Elevations Drawing No. 02_2419 received by the local planning authority on 11 November 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 roof extension and alteration hereby permitted shall match the corresponding materials of the existing main roof of the 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.