

Delegated Report

Planning Ref: 24/00755/HOU

Applicant: Mr A Woodward

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 241 Leicester Road Field Head Markfield

Proposal: Single storey side and 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 application seeks permission to construct a single storey extension located to the rear (and protruding beyond the side) of the host dwelling – No. 241 Leicester Road. The proposal will be brick built and under a flat roof.
- 2.2. The proposed extension will sit upon the footprint of the dwellings existing single storey garage unit and interconnecting extension that adjoins the host dwelling's rear elevation. Both of which are under a sloping mono-pitch roof. The proposed extension will however cover a footprint slightly larger than the said extension- which will require demolition to enable the proposed development.

3. Description of the site and surrounding area

- 3.1. 241 Markfield Road is a two storey (brick-built under a hipped tiled roof) semi-detached dwelling. The property was constructed mid 20C and is of character that is typical for its period.
- 3.2. The proposal site is located within a linear row of similar dwellings. The main road (A50) , which dual carriage way, runs adjacent to Leicester Rd (location of Proposal) and to the east of the dual carriageway lies a similar row of dwellings.

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 and a notice was displayed in the local press.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Groby Parish Council (site located within this parish) Markfield Parish Council (site located upon the boundary and part of the Markfield built-up area have been consulted.

6.2. No objection received from both councils.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

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

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide (2021)

8. 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

8.2 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would 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 development will replace –and built its footprint- the host dwelling's existing garage unit (under flat roof) and also extend to the rear of the host dwelling. The proposed extensions front elevation will be able to be glimpsed in view from the nearby highway. However given its design and scale, and moreover, in view of the fact it resembles the design and scale of the existing unit, the proposal will not introduce any harmful features within the surrounding streetscene.

8.4 Overall, in view of its design, scale and siting I consider of the proposed extension to be sympathetic to the design and scale of the host dwelling, neighbouring dwellings and will sit comfortably within the proposal site. Furthermore, the development will not introduce a harmful feature within the surrounding streetscene. Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.6 The proposed extension will be constructed upon the common boundary (North-west) shared with the adjoining neighbour (No 241), however, the majority of the proposed NW side elevation will adjoin (as with the previous garage, to be demolished) the adjoining dwelling's existing garage unit and will therefore be screen from view. A relatively small proportion of the proposal's blank side (NW) elevation will protrude beyond the neighbour's existing garage unit and will sit upon the common boundary shared with no 241's driveway space. However, this element of the proposal will not be sited in front of living space windows or adjacent to its rear amenity space amenity space.
- 8.7 The proposed extension's side elevation (SE facing) will face the common boundary shared with the other adjoining neighbour (No. 245). However, given the proposal is under a single storey flat roof, will be sited approximately 5 metres from the shared boundary; and moreover, the existing/allowed boundary treatment (2m height) screens views from the neighbouring property's rear amenity space. Therefore, despite proposed windows to be inserted in the extensions side elevation (SE facing), the proposal will not introduce any undue overlooking, introduce any overbearing features or cast overshadowing to any living space windows or rear amenity space belonging to the adjoining property.
- 8.8 Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon highway safety

- 8.9 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.
- 8.10 Despite loss of an existing garage space and that an extra bedroom space is proposed as part of this application, the development will not result in the loss of existing off-street parking provision and sufficient off-street parking space for at least 3 vehicles will be retained. Therefore, the proposal will not exacerbate on-street parking and moreover the safety of the users of the adjoining highway will not be compromised. Therefore the application complies with the Leicester Highway Authorities Design Guidance and in turn accords with Policies DM17 and DM18 of the SADMP.

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 proposal is located within the settlement boundary of Markfield (located in Groby Parish) and therefore 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 development is in keeping with the existing dwelling and would not have an adverse visual impact on the area. It complies with Policy DM10 of the SADMP and advice within the Good Design SPD. There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policies DM10 and DM18 in this regard also and can be supported.

11. Recommendation

11.1 Grant planning permission subject to / Refuse planning permission:

- 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 (all received by the local planning authority 05.08.2024), as follows:

Site Location Plan
Proposed Block Plan with dimensions
Drg No. TW/2024/2 - Proposed Plans, roof plan and Elevations

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 except those denoted on the approved drg.no TW/2024/2 received by the local planning authority on 05.08.2024.

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**

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.