

Delegated Report

Planning Ref: 24/00297/HOU
Applicant: Mrs Catherine Hollis
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 52B Jersey Way Barwell Leicestershire

Proposal: Single storey front 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 a single storey extension to the front elevation of a detached bungalow, 52b, Jersey Way, Barwell.
- 2.2. The extension would extend 3.7 metres from the front elevation and for 6.2 metres in width with a dual pitched gable fronted roof form with matching eaves height of 2.6 metres and subordinate ridge height of 4.6 metres. It is proposed to be constructed in matching corresponding external materials. The proposal also includes the provision of two new windows, one to each side elevation to serve rooms within the amended internal layout. Two off-street parking spaces are indicated to be retained/provided on the loose stone surfaced side driveway and site frontage.

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 detached bungalow with dual pitched gable sided roof form. The former garage has a similar roof form and is attached but set back to the side and rear and has been converted to additional living accommodation. The bungalow is constructed of plain red facing bricks, red/brown concrete interlocking roof tiles and dark brown UPVC windows. There are two off-street parking spaces on the loose stone surfaced side driveway and site frontage. The rear garden is enclosed by a mix of fencing and hedgerows and provides approximately 65 square metres of private amenity space.
- 3.2. There is a detached bungalow to the west which has a dual pitched roof garage constructed within its site frontage and a communal tarmac surfaced parking court to the fore. Other than these two bungalows there are two storey houses, those to the east of the site being set much further back behind long hard-surfaced frontages.

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. Confirmation of no objections 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
 - Policy DM18: Vehicle Parking Standards
- 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)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties 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.
- 8.3 The extension would extend 3.7 metres from the front elevation and for 6.2 metres in width with a dual pitched gable fronted roof form with matching eaves height of 2.6 metres and subordinate ridge height of 4.6 metres. By virtue of its depth, width appropriate roof form and lower ridge height, together with the proposed use of matching corresponding external materials and matching eaves brickwork detailing in its construction, it is considered that it would appear as a clearly subordinate addition to the existing bungalow that would respect and complement its scale, character and appearance.
- 8.4 Notwithstanding its position to the front and additional 3.7 metres forward projection, by virtue of its single storey scale and relationship to the neighbouring garage to the west and its somewhat detached visual relationship to the two storey dwellings to the east which are set much further back, it is considered that the

proposal would not appear overly prominent or result in any significant adverse impacts on the character or appearance of the wider street scene in this case. The proposed new windows in each side elevation are of appropriate proportions and acceptable in terms of their design. The replacement parking space within the site frontage would be screened by retained boundary walling, although the surrounding area is characterised by large areas of hard surfaced parking and driveways. 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 its position well forward of the detached bungalow to the west and two storey dwellings to the east and separation distances, the proposed extension has no direct relationship to them that could result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposed additional ground floor side elevation windows face towards the open site frontages of the dwellings either side and therefore would not result in any significant loss of privacy to the neighbouring occupiers from overlooking. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP. No objections have been received from any neighbouring properties as a result of public consultations.

Impact upon parking provision

- 8.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision and of appropriate design. The Council's adopted 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 and car parking provision.
- 8.8 The site currently provides two off-street parking spaces on the loose stone surfaced side driveway and site frontage to serve the existing two bedroomed bungalow. The proposed extension would not increase the number of bedrooms but would result in the loss of the frontage space. Notwithstanding this, the proposal includes the provision of a direct replacement space to the front of the proposed extension which would be of appropriate dimensions. This level of provision would remain adequate to serve the existing/resulting two bedroomed bungalow in this sustainable urban location with access to a full range of services and facilities by alternative and more sustainable transport means. A condition to require the two off-street parking spaces to be retained/provided, surfaced in permeable hard-bound materials and thereafter so maintained would be reasonable to ensure that adequate, satisfactory and useable off-street parking is available to serve the bungalow 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 alterations to an existing dwelling 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 its siting, scale, design and appearance it is considered that the proposal would respect and complement the scale, character and appearance of the application dwelling and would not result in any significant adverse impacts on the character or appearance of the surrounding area. By virtue of its siting, scale, design and separation distances the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. Adequate off-street parking and private rear amenity space would be retained within the site to serve the existing/resulting 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 at scale 1:1250, Proposed Block Plan at scale 1:500 and Proposed Ground Floor Plan and Elevations Drawing No. 24013-02 received by the local planning authority on 27 March 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 extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling in accordance with the approved Proposed Elevations Drawing No. 24013-02 received by the local planning authority on 27 March 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).

4. Within one month of the first occupation of the extension hereby permitted, a minimum of two off-street parking spaces, including the proposed replacement off-street parking space detailed on the approved Proposed Ground Floor Plan Drawing No. 24013-02 received by the local planning authority on 27 March 2024, shall have been provided and hard surfaced in permeable hard-bound materials within the frontage of the site and once so provided shall be permanently retained for such use and maintained as such at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM18 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.