

Delegated Report

Planning Ref: 23/00583/HHGDO

Applicant: Mr Ian Bancroft

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 31 Arnolds Crescent Newbold Verdon Leicester

Proposal: Rear extension measuring 5 metres in depth; 3.00 metres in height to the ridge; and 2.80 metres to the eaves

1. Recommendations

- 1.1. This is an application for prior notification under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.

2. Planning application description

- 2.1. This is a larger home extension notification applying for the erection of single storey rear extension measuring 5.00 metres in depth from the original wall. It would feature a flat roof measuring 3.00 metres in height to the ridge; and 2.80 metres to the eaves.
- 2.2. The external materials include the use of red brick, single ply membrane to the roof and white uPVC windows and doors to match the existing dwellinghouse.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon on a prominent corner plot within a residential estate. It is a two storey detached house with a stepped front elevation and a gable ended roof form. There are existing single storey flat roof extensions attached to the rear elevation. It is constructed predominantly with dark red facing bricks, but with extensive off-white smooth render and dark stained horizontal timber cladding panels to the front elevation, red/brown interlocking concrete roof tiles and white uPVC windows.
- 3.2. It is set back from the highway boundary and has a 12 metres long brindle concrete block paved driveway leading to a detached dual pitched roof double garage to the side/rear and loose stone hard-standing to the front of the dwelling. The well enclosed rear garden measures in excess of 220 square metres in area.
- 3.3. The surrounding estate is characterised by detached and semi-detached two storey houses of similar age, styling and materials.
- 3.4. Application 22/00374/HOU was granted planning permission in 2022 for the erection of a single and two storey rear extension, open porch to front elevation and other alterations. The proposed works have not, however been carried out.

4. Relevant planning history

22/00374/HOU

- Single and two storey rear extensions, open porch to front elevation and other alterations
- PER

- 15.06.2022

76/00730/4M

- EXTENSION TO BEDROOM
- PER
- 15.06.1976

77/00178/4M

- ERECTION OF STORE
- PER
- 26.04.1977

5. Publicity

- 5.1. Not required for this application type.

6. Consultation

- 6.1. The following neighbouring properties were consulted:
- 1 Alans Way, Newbold Verdon, Leicester, Leicestershire, LE9 9LB
 - 29 Arnolds Crescent, Newbold Verdon, Leicester, Leicestershire, LE9 9LD
 - 30 Arnolds Crescent, Newbold Verdon, Leicester, Leicestershire, LE9 9LD
 - 32 Arnolds Crescent, Newbold Verdon, Leicester, Leicestershire, LE9 9LD

7. Policy

- 7.1. Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A National Planning Policies and Guidance.

8. Appraisal

- 8.1. A main consideration in respect to this notification is whether any neighbouring properties have objected and whether the development will impact upon the amenity of any adjoining neighbour. In this instance there have been no objections received to this proposal and under the provisions of condition 4, prior approval is not required.
- 8.2. The rear extension measures 5.00 metres in depth from the original wall; 3.00 metres in height to the ridge; and 2.80 metres to the eaves and will not extend beyond existing side elevations. The proposed development will not result in a site cover exceeding 50% of the total area of the curtilage (excluding the original dwelling house). These measurements fall within the parameters for larger house extensions to detached houses detailed in the TCPA 2015 Sch 2 Part 1, Class A. The proposed materials are to match the existing house.
- 8.3. The determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning (General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A, the following criteria are acceptable:

Development is not permitted if:-

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this Schedule.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The area of the proposed extension would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension would not exceed the height of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; The height of the eaves of the proposed extension would not exceed that of the original dwellinghouse.

The proposed eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-
 - (i) Forms the principal elevation of the original dwellinghouse; or
 - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse

The proposed extension would not extend beyond the principal elevation of the original dwellinghouse and does not front a highway.

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
 - (i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) Exceed four metres in height;

The development would not extend beyond the rear wall by more than 8 metres, and would not exceed 4 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

- (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension would be single storey in nature.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the eaves would not exceed 3 metres in height.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
 - (i) Exceed 4 metres in height
 - (ii) Have more than one storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse

The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The proposed extension would join an existing single storey extension understood to be constructed in the late 70s, the total enlargement would not exceed the limits set out in sub-paragraphs (e) to (j). The property was also extended via a first floor extension to the north the extension does not appear to directly join this.

- k) It would consist of or include:-
 - (i) The construction or provision of a veranda, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse

The proposed extension would not include i, ii, iii or iv.

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. Recommendation

10.1 This application has been determined having regard to the following documents and plans submitted with the application:

- Notification of a Proposed Larger Home Extension application form
- Proposed Site Plan, Drg No. A002 Rev A
- Existing Site Plan, Site Location Plan, Drg No. A001, as received by the Local Planning Authority on the 12th June 2023.
- Existing & Proposed Elevations, Drg No. P002 Rev A, as received by the Local Planning Authority on the 14th June 2023.

11.1 Notes to applicant

- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section