

Delegated Report

Planning Ref: 23/00539/HOU
Applicant: Mr And Mrs Corbett
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 14 Hunters Walk Witherley Leicestershire

Proposal: 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 rear extension to a dwelling, 14 Hunters Walk, Witherley.

2.2. The proposed single storey rear extension would extend to a depth of 6 metres from the main rear elevation for a width of 5.5 metres and step back to a depth of 2.7 metres for a width of 5.5 metres flush with the main side elevation. It would have a contemporary flat roof design to a height of 2.9 metres and have extensive full height grey aluminium framed glazing to the rear elevation. It would be constructed with contrasting smooth white rendered walls and cedar clad panels. Smooth white render is also proposed to the whole of the rear elevation of the existing dwelling. An existing conservatory extending from the centre of the rear elevation would be demolished to enable the scheme.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Witherley within a small close of similarly scaled modern detached estate dwellings with some variation in designs. It is a two storey detached house with gable sided main roof form and a subordinate two storey dual pitched roof gable fronted central projection on its front elevation the ground floor of which provides an open covered entrance porch area. There is a double garage with dual pitched gable sided roof form attached to its side elevation from which a lean-to roof extends part way across the front elevation over a square ground floor bay. A dual pitched roof gable extends to the rear elevation of the double garage and a conservatory with multi-faceted roof form also extends from the rear elevation. It is constructed with light brown facing bricks, red interlocking concrete roof tiles and dark brown wood effect uPVC windows. The site provides six off-street car parking spaces, two within the double garage and a further four on the tarmac surfaced 12 metres long double width driveway. The large rear garden is enclosed 2 metres high timber panel fencing.

4. Relevant planning history

96/00197/FUL

- Erection of conservatory
- Permitted
- 12.04.1996

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 Witherley 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 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 and 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.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

8.3 The proposed single storey rear extension would extend to an appropriate depth of 6 metres from the main rear elevation for an appropriate width of 5.5 metres, only 1 metre further in depth than the existing conservatory that it would replace. The

proposal would then step back to a depth of 2.7 metres for an appropriate width of 5.5 metres flush with the main side elevation and in doing so respect the rear elevation of the neighbouring dwelling. Notwithstanding that the proposed flat roof is not a feature of the existing dwelling, in this case it would be sited entirely to the rear where it would not be a prominent feature within the street scene. The clearly subordinate contemporary flat roof design to a single storey height of just 2.9 metres would therefore be in general accordance with the design principles of the adopted Good Design Guide. It would be constructed with contrasting smooth white rendered walls and cedar clad panels together with extensive full height grey aluminium framed glazing to the rear elevation, all of which are appropriate materials that would reflect the contemporary design. Smooth white render is also proposed to the whole of the rear elevation of the existing dwelling to ensure a unified appearance and being limited to the rear elevation only would have no adverse visual impacts on the street scene or surrounding area.

- 8.4 By virtue of the siting, layout, clearly subordinate single storey scale, acceptable design and the proposed use of contrasting but appropriate external materials, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and would have no adverse impact on the character or appearance of 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 its siting, layout, single storey scale and flat roof design together with separation distances and adequate screening of all neighbouring rear gardens by existing 2 metres high timber panel fencing and neighbouring planting, the proposal would not result in any adverse overbearing or overshadowing impacts on any neighbouring dwellings or result in any loss of privacy to any neighbouring occupiers. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.8 The proposal does not increase the number of bedrooms to the dwelling. There are currently six off-street parking spaces available within the double garage and a further four on the tarmac surfaced 12 metres long double width driveway. This existing provision would be unaffected by the proposals and would remain adequate to serve the existing/resulting in accordance with Policy DM18 of the adopted SADMP and current local highway 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 Witherley 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, contemporary modern design and the proposed use of contrasting but appropriate external materials, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the character or appearance of the surrounding area. By virtue of the siting, single storey scale, design, separation distances and screening by existing boundary fencing and planting within neighbouring gardens, the proposal would not result in any adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking for six vehicles and adequate private amenity space of over 230 square metres would be retained within the site 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 Drawing No. 1318-03 and Proposed Block Plan, Proposed

Ground Floor Plan and Proposed Elevations Drawing No. 1318-02 received by the local planning authority on 2 June 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 be in accordance with the proposed materials details provided within the submitted Planning Application form and detailed on the approved Proposed Elevations Drawing No. 1318-02 received by the local planning authority on 2 June 2023.

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.