

Delegated Report

Planning Ref: 24/00674/HOU
Applicant: Chloe Trotter
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 22 Chesterfield Way Barwell Leicester

Proposal: Repositioning of front door on porch

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for the repositioning of the front door at 22 Chesterfield Way, Barwell.
- 2.2. The front door is proposed to be repositioned from the north to the east elevation of the existing porch.
- 2.3. Additional alterations include the removal of the existing single pane window to the south elevation of the existing porch.
- 2.4. The proposed external materials will match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling, situated within the settlement boundary of Barwell. The application comprises the use of red/orange brick to the walls of the main dwelling, along with stonework to the existing flat roof front porch, which extends into a canopy forward of the existing integrated garage. Brown tiles are present to the dual pitched roof, and white uPVC to the windows. Forward of the principle elevation sits a generous area of tarmac hardstanding, suitable to host a provision for at least two off-street parking spaces, along with an enclosed front amenity space.
- 3.2. The street scene varies in terms of scale, design and finish, featuring a mixture of two-storey dwellings and bungalows some without and some with dormers. Notwithstanding this, the neighbouring dwelling to the south, 20 Chesterfield Way, hosts significantly similar features to the application dwelling, including the positioning of the main entrance to the principle elevation.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

6.1. Barwell Parish Council;

“No objections.”

7. Policy

7.1. Core Strategy (2009)

- Policy 3: Development in Barwell

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

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

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Design and impact upon the character of the area

8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 The application seeks full planning consent for the repositioning of the front door at 22 Chesterfield Way, Barwell. The door would be repositioned from the north to the east elevation of the existing porch, utilising an existing structure. Additional alterations would include the addition of two side lights either side of the proposed door and the removal of the existing single pane window to the south elevation of the existing porch.

8.4 Observation has been given to the surrounding street scene, where main entrances to the dwellings are predominantly positioned to the principle elevations; particularly to 20 Chesterfield Way, which hosts a similar design. A variety of side light designs are also a present feature. The proposal is therefore, considered to be in keeping with the character of the Chesterfield Way.

8.5 The proposed external materials will match those of the existing dwelling.

8.6 By virtue of the minor nature of the proposal, the proposal is considered to complement the character of the existing dwelling and street scene in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.8 The proposal would utilise an existing structure, and therefore there are not considered to be any impacts upon the neighbouring dwellings in terms of loss of light.
- 8.9 The existing window to the side of the south elevation of the existing porch is to be removed and no additional windows are proposed to the south elevation; therefore the main consideration is whether the proposed front door would impact upon the privacy of the neighbouring dwelling to the west, 17 Chesterfield Way.
- 8.10 The proposed alteration would be situated approximately 20.00 metres from no.17, and would be sited directly adjacent to a porch and garage. The porch hosts two-single pane obscure glazed windows. By virtue of the separation distance and the obscure glazed nature of the windows there is not considered to be any adverse impacts in terms of loss of privacy, upon the occupiers of no.17.
- 8.11 For the above reasons it is considered that the proposal would not have any adverse impacts upon the residential neighbouring amenity and therefore the proposal complies with Policy DM10 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 of Barwell where there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposed development would respect the character of the dwelling and street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved application form received by the Local Planning Authority on the 10th July 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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Existing & Proposed Floor Plans and Elevations, Drg No. 01_2419 and Block Plan, as received by the Local Planning Authority on the 10th July 2024.
- Site Location Plan, as received by the Local Planning Authority on the 12th July 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).

11.3 Notes to applicant

- a) 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.