

Delegated Report

Planning Ref: 23/00964/HOU
Applicant: Mr Jonathan Burke
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 141 Sherwood Road Stoke Golding Leicestershire

Proposal: Two storey and first floor side 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 two storey and first floor side extension to a dwelling, 141 Sherwood Road, Stoke Golding.

2.2. The proposed first floor side extension would be set back 0.5 metres from the main front elevation and be constructed above an existing attached garage. The proposed two storey extension would be constructed to the rear of the garage and infill the rear corner but with a slight chamfer to follow the side boundary. The proposal would extend for a width of 2.5 metres and to a total depth of 6.8 metres, 4.8 metres above the garage and 2 metres behind it to be flush with the main rear elevation. It would have a dual pitched gable sided roof form to reflect that of the existing main roof and have matching ridge height and rear eaves as the main roof but slightly higher front eaves by virtue of the proposed set back. Matching corresponding external materials are proposed in its construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Stoke Golding and at the turning head of a dead-end road serving a large residential estate. It is a detached two storey house with gable sided main roof form, a garage with similar dual pitched gable sided roof form attached to its side elevation and flush with the front elevation and a single storey forward projection with lean-to roof across part of the far side of its front elevation. It is constructed of red facing bricks, large grey plain concrete roof tiles and white uPVC windows. It has a red brick chimney stack to its side elevation. In addition to the garage, the 6.5 metres deep and 11 metres wide site frontage is completely hard surfaced in tarmac providing four additional off-street parking spaces.

3.2. There are similarly scaled two storey detached houses to the east and detached bungalows to the west, the immediate neighbouring bungalow being set off the side boundary and with a detached dual pitched roof garage between it and the application dwelling.

4. Relevant planning history

98/00867/FUL

- Rear extension to dwelling
- Permitted
- 16.11.1998

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 Stoke Golding Parish Council.

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan (SGNP) 2020-2039 (2022)
 - Policy SG15: Design
- 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 dwellings 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. The design criteria of Policy SG15 of the 'made' SGNP requires development, (amongst other matters) to: (1) be in keeping with the scale, form and character of its surroundings and (8) ensure buildings are designed and positioned to enhance streets and spaces. 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.
- 8.3. The Council's adopted Good Design Guide states:
'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front

elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.'

- 8.4 The proposed first floor/two storey side extension would extend for an appropriate width of 2.5 metres from the main side elevation of the dwelling, less than a third of the 7.8 metres width of the main dwelling and be constructed up to the side boundary above and to the rear of the existing garage. It would have a similar gable sided roof form as the main roof and by virtue of the 0.5 metres set back from the main front elevation would have a subordinate appearance despite maintaining the existing main ridge height by virtue of slightly higher eaves detail to the front elevation. It would extend for an appropriate total depth of 6.8 metres to be flush with the main rear elevation. By virtue of its width and set back and notwithstanding its uniform ridge height, it is considered that the proposal would nevertheless appear as a clearly subordinate addition to the existing dwelling in this case.
- 8.5 By virtue of the two storey scale of the application dwelling and its different building line in comparison to the neighbouring detached bungalow and their 5 metres separation distance, the proposed uniform ridge height and construction up to the side boundary would not be critical in design terms in this particular case or result in any potential terracing effect or detract from their detached character. The proposal also includes appropriately proportioned fenestration in the design and proposes the use of matching corresponding external materials in its construction to ensure a satisfactory and uniform appearance.
- 8.6 By virtue of the siting, scale, design and subject to the proposed use of matching external materials in its construction to ensure a uniform appearance, the proposal would respect the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the detached character or appearance of the dwellings within the wider street scene or the surrounding area. It is therefore considered that the proposal would be in accordance with design criteria 1 of Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Point 5 of the design criteria of Policy SG15 of the 'made' SGNP requires that new development has regard to the amenities of residents in the area which should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution. Policy DM10 of the adopted SADMP and the adopted 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.
- 8.8 The adjacent neighbouring dwelling to the west (No. 143) is a detached bungalow that is set in from the side boundary with the application dwelling by approximately 5 metres with a detached garage with dual pitched gable sided roof form between. The side gable of the bungalow has no principal habitable room windows facing the site. It is also set back from the front (2 metres) and rear (3 metres) building lines of the application dwelling. By virtue of their relative siting and separation distance together with the scale and design of the proposed extension and the existing dual pitched roof garage between, the proposal would not extend beyond a 45 degree line drawn from any principal habitable room windows in the front or rear elevations of No. 143 or result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling. No windows are proposed in the new side gable of the extension directly facing No. 143 therefore, the proposal would not result in any adverse impacts on the privacy or amenity of the neighbouring occupiers of No. 143 from any potential overlooking. By virtue of its siting and

separation distances the proposal would not have any adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. The proposal is therefore considered to be in accordance with point 5 of the design criteria of Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.9 The design criteria of Policy SG15 of the 'made' SGNP requires development, (amongst other matters) to: (10) ensure parking is integrated so that it does not dominate the street. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The proposal would result in the addition of two further bedrooms to the existing three bedroomed house. The local highway authority design guide requires that a dwelling having three or more bedrooms should be served by a minimum of three off-street parking spaces.
- 8.11 In this case, in addition to the existing garage which would be retained, there are four further off-street parking spaces available on the minimum 6.5 metres deep and 11 metres wide site frontage which is fully hard surfaced in tarmac. Whilst Policy SG15 of the 'made' SGNP seeks to avoid the domination of cars within the street scene, however, this is an existing situation and is characteristic of the wider street scene as a whole. The level of retained off-street parking provision would be satisfactory to serve the resulting five bedroomed dwelling and therefore in accordance with Policy DM18 of the adopted 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.
- 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 extension and alterations to an existing dwelling on a residential estate within the settlement boundary of Stoke Golding 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 the siting, scale, design and subject to the proposed use of matching external materials in its construction to ensure a uniform appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the surrounding area. By virtue of its siting, scale, design and separation distances, it is considered that the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. The proposal would provide and retain adequate off-street parking facilities and adequate private amenity space of 130 square metres to serve the resulting dwelling. The proposal is therefore considered to be in general accordance with the design criteria principles of Policy SG15 of the 'made' SGNP, Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the Council's adopted Good Design Guide and the local highway authority 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: Site Location Plan Drawing No. 23360/P06, Proposed Site Plan Drawing No. 23360/P05, Proposed Floor Plans Drawing No. 23360/P03 and Proposed Elevations Drawing No. 23360/P04 received by the local planning authority on 29 September 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 alterations hereby permitted shall match the corresponding materials of the existing dwelling.

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.