

Delegated Report

Planning Ref: 24/00374/HOU

Applicant: Mr Anthony Tate

Ward: Ratby Bagworth And Thornton

Site: 45 Markfield Road Ratby Leicester



Hinckley & Bosworth
Borough Council

Proposal: Timber storage unit to the front elevation

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 a timber storage unit to the front elevation of 45 Markfield Road, Ratby.
- 2.2. The proposed storage unit would measure 1.50 metres in depth and 1.85 metres in width. It would feature a mono-pitched roof which would measure 1.65 metres to the eaves and 1.83 metres to the ridge.
- 2.3. The proposed external materials include the use of feather edge or T/6 pressure treated timber to the walls, felt to the roof and galvanised 600mm hinges and a clasp to the door of the front elevation.

3. Description of the site and surrounding area

- 3.1. The application site relates to a single storey attached bungalow situated within the settlement boundary of Ratby. The application dwelling comprises the use of red brick to the walls, brown tiles to the roof and white uPVC windows and doors. A set of 14 solar panels are present to front elevation of the pitched roof and slope to the south-east.
- 3.2. The application can be accessed to the south-west of Markfield Road via a footpath. The private residential site also hosts two further dwellings, 43 and 47 Markfield Road. The three dwellings are orientated to the south-east unlike the remainder of the dwellings to Markfield Road in which are orientated to the highway.
- 3.3. Pre-application advice was sought for the proposal in March 2024 under application 24/10034/PREHMO.

4. Relevant planning history

12/00206/CLUP

- CERTIFICATE OF PROPOSED DEVELOPMENT FOR EXTENSIONS AND ALTERATIONS TO DWELLING
- REFLPU
- 26.04.2012

12/00453/HOU

- EXTENSIONS AND ALTERATIONS TO DWELLING.

- PER
- 17.07.2012

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No objections have been received.

6. Consultation

6.1. Ratby Parish Council;

- No objections have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Rural Centres
- Policy 8: Rural Centres relating to Leicester

7.2. Site Allocations and Development Management Policies 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) (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
- Impact upon highway safety

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 regards to scale, layout, density, mass, design, materials and architectural features.

- 8.3 The Council's Good Design Guides outlines that *"the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation."*

- 8.4 The storage unit is proposed to be situated to the south-east (front) of the application dwelling and would not be viewable from the street scene due to the location of the dwelling. The dwelling is situated to the south-west of Markfield Road and is only accessible via a footpath for the residing residents and visitors of 43, 45 and 47 Markfield Road. The site is orientated to the south-east differing from the predominant form of the remainder of the dwellings sited on Markfield Road in which are orientated to the highway obscuring the site from an immediate public realm.
- 8.5 The proposed storage unit would host a depth of 1.50 metres and a width of 1.85 metres. It would be situated approximately 2.16 metres forward of the principle elevation of the dwelling; including the approximate 0.64 metre separation distance between the dwelling itself and the proposal. By virtue of the above the proposal would breach the guidance as set out in the Council's Good Design Guide by approximately 0.16 metres. Nevertheless, the proposal would only cover 2.77 square metres of land to the front of the dwelling, leaving a remaining sufficient 18.62 square metres of usable space at the site.
- 8.6 The storage unit is proposed to host the occupier's mobility scooter.
- 8.7 The proposed external materials include the use of feather edge or T/6 pressure treated timber to the walls, felt to the roof and galvanised 600mm hinges and a clasp to the door of the front elevation. The proposed materials would not match those of the existing dwelling, however by virtue of the nature of the proposal and the situation of the site there is not considered to be any adverse impacts upon the application dwelling or surrounding area.
- 8.8 Overall it is considered that the storage unit as indicated in terms of its small scale and discreet location would adhere to Policy DM10 of the adopted SADMP in this aspect.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.10 The neighbouring dwellings, 43 and 47 Markfield Road project approximately 2.15 metres further than the principle elevation of the application dwelling. The proposed storage unit would host a depth of 1.50 metres and would therefore it would only project past the principle elevations of the neighbouring dwelling by a minor scale. The proposed storage unit would be orientated to the south east and it would not host any windows. By virtue of the above, there is not considered that there would be any detrimental impacts upon the neighbouring dwellings.
- 8.11 This aspect of the proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.12 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.13 The Council's Good Design Guides outlines that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.14 To the front of the dwelling sits a fenced slabbed hardstanding area. Forward of that sits a shared grassed amenity area hosting footpaths to all three dwellings. Due to the access to the front of the dwelling being only accessible by foot off-street

parking would not be justifiable. By virtue of the above, the proposed storage unit would not have any adverse impacts in terms of current or future parking provision at the site.

- 8.15 The proposed development would therefore satisfy Policy DM18 of the SADMP in this regard.

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 boundary of Ratby and is for a timber storage unit at 45 Markfield Road, Ratby, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties or effect the parking provision at the site. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 18th April 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:

- Block Plan as received by the Local Planning Authority on the 18th April 2024.
- Site Location Plan
- Elevations as received by the Local Planning Authority on the 19th April 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy 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.