

.Delegated Report

Planning Ref: 24/01059/HOU

Applicant: Mr And Mrs M Hand

Ward: Newbold Verdon With Desford & Peckleton

Site: 32 Peters Avenue Newbold Verdon Leicester



**Hinckley & Bosworth
Borough Council**

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. The application seeks full planning consent for a single storey rear extension at 32 Peters Avenue, Newbold Verdon.
- 2.2. The proposed single storey rear extension would host two elements which would adjoin to each other. One element would project outwards from the existing rear elevation by 1.50, with a width of 7.10 metres and would feature a dual-pitched roof which would measure 3.77 metres to the ridge and 2.41 metres to the eaves. The other element would project outwards from the existing rear elevation by 6.36 metres, with a width of 3.69 metres and would feature a dual-pitched roof which would measure 3.54 metres to the ridge and 2.18 metres to the eaves.
- 2.3. Additional alterations include the addition of 12 Velux roof lights to the pitched roof, two windows to the north east (side) elevation, two windows to the south-west (side) elevation, two sets of sliding doors one with windows to the pitch and a set of French doors with sidelights to the south-east (rear) elevation.
- 2.4. The proposed works would involve the demolition of the existing conservatory.
- 2.5. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached residential dwelling within the settlement boundary of Newbold Verdon. The application dwelling hosts red brick to the walls, with brown interlocking tiles to the hipped/pitched roof and white uPVC to the windows. An integral single car garage sits to the hipped element of the dwelling alongside the main entrance; forward of which sits a large block paved hardstanding suitable to host a provision for three off street parking spaces. To the rear of the site sits a large open amenity space which adjoins onto the agricultural land to the rear.
- 3.2. Within the street scene, there is a mixture of two storey dwellings of varying designs and styles. To the rear of the property, there is long private gardens and open countryside. Due to the varying styles and designs of the dwellings within the street scene, there is no clearly defined character within the area.
- 3.3. A single storey rear extension of a similar scale was approved at the site in March 2022, however, the permission has not been implemented (21/00990/HOU).

4. Relevant planning history

77/01249/4M

- Alterations and extensions to dwelling
- Planning Permission
- 04.10.1977

88/00417/4

- Replace existing garage and w c build two extra bedrooms
- Planning Permission
- 24.05.1988

92/00955/4

- Extension to dwelling
- Planning Permission
- 04.12.1992

98/01020/FUL

- Extensions to dwelling
- Planning Permission
- 28.01.1999

08/01141/FUL

- Extensions and alterations to dwelling.
- Planning Permission
- 03.02.2009

21/00990/HOU

- Single storey extension to house
- Planning Permission
- 01.03.2022

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.

6. Consultation

6.1. Newbold Verdon Parish Council;

- No comments have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres

- Policy 11: Key Rural Centres Stand Alone
- 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) (2024)
 - 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 seeks to ensure that new development should 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 a single storey rear extension at 32 Peters Avenue, Newbold Verdon.
- 8.4 Before the scheme is assessed, it should be noted that a single storey rear extension of a similar scale was approved at the site in March 2022, which has not been implemented (21/00990/HOU).
- 8.5 The Councils Good Design Guide states that *“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.”*
- 8.6 The proposed rear extension would be single storey in nature and would sit within the confinements of the application dwellings existing building line not appearing visible from the adjacent highway, Peters Avenue.
- 8.7 The first element of the proposal would project outwards from the existing rear elevation hosting the dining room by a modest 1.79 metres, 1.21 metres smaller than the previous approved scheme at the site. The second element of the proposal would project outwards from the existing rear elevation hosting the W.C. by 6.36 metres, 0.57 metres larger than the existing conservatory (which is to be demolished) and a minor 0.21 metres larger than the previous approved scheme at the site. The enlargements would be modest, would replicate the existing dwellings pitched form and would host an appropriate ridge and eaves height. By virtue of the above, the proposal is considered to be a subordinate addition to the host dwelling.
- 8.8 The proposed materials would be to match existing which would reflect the character of the application dwelling.

- 8.9 Additional alterations include the addition of 12 Velux roof lights to the pitched roof, two windows to the north east (side) elevation, two windows to the south-west (side) elevation, two sets of sliding doors one with windows to the pitch and a set of French doors with sidelights to the south-east (rear) elevation.
- 8.10 Accordingly, the proposals are considered to be in keeping with the existing character of the dwelling and surroundings in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 To the south-west (side) of the application site sits 31 Peters Avenue, a two-storey detached residential dwelling. The proposal would involve the replacement of an existing conservatory in this location and therefore following the extension the application dwelling would only see a modest increase to its projection of 0.57 metres. The separation distance would remain unaltered. Two new openings are proposed to this elevation, however, they are not considered to bear any significant impact as the scheme as a whole would decrease the scale of windows on the side projection towards this property. A scheme of extensions were approved at 31 Peters Avenue in December 2024 (24/00983/HOU) which are yet to have been carried out, nevertheless, an assessment has been carried out on both the existing and proposed and even if the permission is to be implemented there would not be any adverse impacts upon the residential amenity of 31 Peters Avenue.
- 8.13 To the north-east (side) of the application site sits 33 Peters Avenue, a two-storey detached residential dwelling. The proposed scheme of extensions would not project significantly beyond the existing conservatory at the application site and the separation distance would be retained. Number 33 Peters Avenue have no habitable room windows immediately adjacent to the shared boundary, with these being set off from the boundary. This, alongside the presence of the existing structure means that the development would not introduce additional adverse loss of light or privacy to the property. Two additional windows are proposed to this elevation, one to the existing part of the dwelling and one to the old conservatory element. To this boundary line sits existing fencing along with a strong, mature line of vegetation which covers the majority of vision through, by virtue of this and the separation distance there would not be any adverse impacts upon the residential amenity of 33 Peters Avenue.
- 8.14 The property has a large rear garden and backs onto open countryside, and therefore, the proposed extension would not have an adverse impact on the private amenity of the property to the rear.
- 8.15 Therefore, the proposals would have minimal impact on the amenity of the occupiers of the adjacent dwellings in accordance 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 proposed development is for a property located within the settlement boundary of Newbold Verdon. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. The proposal 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 29th November 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:

- Proposed Ground Floor Plan, Drg No. 24/003/01A
- Proposed Rear Elevations, Drg No. 24/003/02A
- Site Location Plan and Block Plan, Drg No. 24/003/05A as received by the Local Planning Authority on the 19th December 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.