

Delegated Report

Planning Ref: 24/00200/HOU

Applicant: Tom Perkins

Ward: Barwell



Hinchley & Bosworth
Borough Council

Site: Peacehaven 67 Stapleton Lane Barwell Leicestershire

Proposal: Single storey side and rear extension, porch extension, roof over front bay and alterations to dwelling

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 side/rear extension, a front porch, pitched roof over a front bay window and other alterations to windows to a dwelling, Peacehaven, 67 Stapleton Lane, Barwell.
- 2.2. The proposed single storey side/rear extension would be set back 4.5 metres from the front elevation to the rear of, and attached to, an existing dual pitched roof single storey side extension. It would extend to a similar width of 2.3 metres from the main side elevation to just inside the side boundary of the site. It would extend 8.2 metres in total depth to adjoin the side of an existing flat roof single storey rear extension of the same depth. The side extension would have a lean-to roof form with an eaves height of 2.3 metres and maximum height of 4.1 metres. At the rear an asymmetric dual pitched roof rear gable would be formed with the same eaves and ridge heights over the proposed extension and extending across the rear elevation over the existing single storey rear extension to which it would be attached. The proposal would be constructed with Wienerberger Westcliffe Weathered Red multi facing bricks and roof tiles of matching colour as the main roof.
- 2.3. The proposed porch extension would extend 2.25 metres forward of the front elevation and for a width of 2 metres. It would have a dual pitched gable fronted roof form with an eaves height of 2.3 metres and a ridge height of 3.1 metres. A new lean to roof of the same heights would extend 4.5 metres in width across the front elevation above an existing flat roof bay window which is to be rebuilt to the same/original dimensions. The proposed porch and bay window are proposed to be constructed with a low level wall of Wienerberger Westcliffe Weathered Red multi facing bricks, framed glazing above and matching slates as the main roof. The proposed lean-to roof over the rebuilt bay window would also be constructed with matching slates. The proposals include a more contemporary restyling of the dwelling with the proposed use of cream smooth render to the existing front and rear elevations.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Barwell in a residential area on the southwest side of Stapleton Lane. It is a detached two storey house with a dual pitched gable sided main roof form and a subordinate two storey extension with similar roof form to the southeast side elevation with an integral garage at ground floor with lean-to roof over. It also has an open framed hipped roof canopy porch to the front elevation, a single storey dual pitched roof

extension to the northwest side elevation and two single storey flat roof extensions to the rear elevation. It has traditional styling including a ground floor bay window with a flat roof to the front elevation, a small gable to the front roof elevation, arched brick headers above the original first floor windows to the front and rear elevations, red brick quoins to the first floor front elevation and a red brick chimney stack. It is constructed with red multi facing bricks at ground floor, cream coloured render at first floor, slate roof and mid-brown uPVC windows and doors. In addition to the 15 metres long integral garage, the 9 metres deep and 13 metres wide concrete paved site frontage provides additional off-street parking for at least three more vehicles. There is an extensive rear garden enclosed by 2 metres high solid close boarded timber fence panels between concrete posts providing ample private amenity space.

- 3.2. The application dwelling lies between a pair of plain fronted two storey semi-detached houses with dual pitched gable sided roof form to the northwest and a detached dormer bungalow with dual pitched gable fronted roof form to the southeast. Opposite there are two storey terraced houses with traditional styling. There is a wide variety of scales, designs, styles and appearance in the vicinity with the use of both white or cream coloured renders and red facing bricks and a mix of both evident.

4. Relevant planning history

77/01636/4M

- Extension to dwelling
- Refused
- 24.01.1978

77/01772/4

- Erection of store shed for builders yard
- Permitted
- 21.02.1978

78/00293/4M

- Extension to dwelling
- Permitted
- 21.03.1978

81/01186/4

- Extensions and alterations to property
- Permitted
- 19.01.1982

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 objection has been received from Barwell Parish Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
- No relevant policies
- 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 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.
- 8.3 The proposed single storey side/rear extension would be set back 4.5 metres from the front elevation to the rear of, and attached to, an existing dual pitched roof single storey side extension. It would extend to a similar and appropriate width of 2.3 metres from the main side elevation to just inside the side boundary of the site. It would extend 8.2 metres in total depth to adjoin the side of an existing flat roof single storey rear extension of the same depth. The proposed side extension would have an appropriate lean-to roof form with an eaves height of 2.3 metres and clearly subordinate maximum height of 4.1 metres such that only the topmost part of the new roof would be visible from the street. At the rear a more contemporary glazed asymmetric dual pitched rear gable would be formed with the same eaves and ridge heights over the proposed extension and also extending across the rear elevation over the existing flat roof single storey rear extension to which it would be attached. The proposal would be constructed with appropriate Wienerberger Westcliffe

Weathered Red multi facing bricks and roof tiles of matching colour as the main slate roof. By virtue of the siting of the proposal to the rear of existing structures, its clearly subordinate single storey scale, acceptable contemporary design and the proposed use of appropriate external materials, it is considered that the proposal would respect the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the wider varied street scene.

- 8.4 The proposed porch extension would extend only 2.25 metres forward of the front elevation and for an appropriate width of 2 metres and would be well proportioned within the front elevation. It would have an appropriate and clearly subordinate dual pitched gable fronted roof form with an eaves height of 2.3 metres and a ridge height of 3.1 metres. A new lean to roof of the same heights would extend 4.5 metres in width across the front elevation above the proposed rebuilt bay window and would reflect the existing lean-to roof over the foremost section of the integral garage. The porch and bay window are proposed to be constructed with a low level wall of appropriate Wienerberger Westcliffe Weathered Red multi facing bricks, matching framed glazing above and slate roof to match that of the main roof.
- 8.5 The proposals also include a more contemporary restyling of the application dwelling with the proposed use of cream K Rend smooth render to the front and rear elevations. It is unfortunate that this would result in the loss of the existing traditional detailing which includes red brick quoins and arched brick headers at first floor, however, given the provisions of permitted development and the similar loss of such detailing on many other dwellings opposite, it is not resisted.
- 8.6 By virtue of their siting, scale, design and subject to the proposed use of satisfactory complimentary and matching corresponding external materials in their construction, the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider varied street scene. The proposals are therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The neighbouring dwelling to the northwest (No. 69) is a semi-detached two storey house constructed on a similar main front and rear building line to the application dwelling. It has a conservatory extension attached to its rear elevation which is set in from the 2 metres high solid close boarded side boundary fencing by approximately 2 metres and extends almost to a similar depth as the proposed side/rear extension. There are no ground floor windows in its rear elevation between the conservatory and the side boundary. Notwithstanding its proximity to the side boundary with No. 69 and position to the southeast, by virtue of its 2 metres separation, similar depth, single storey scale and pitched roof design with the roof sloping away from the side boundary it is considered that the proposed side/rear extension would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring rear conservatory of No. 69 or its garden. It would have a blank side elevation facing No. 69 other than for four high level roof lights and therefore would not result in any adverse impacts on the neighbouring occupiers from any loss of privacy from direct overlooking. By virtue of their siting, scale, separation distances and existing screening the proposals would have no adverse impacts on the residential amenity or privacy of any other neighbouring occupiers. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the principles of the adopted Good Design

Guide. No objections to the proposals have been received from any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 In addition to the 15 metres long integral garage that provides a minimum of two tandem off-street parking spaces, the 9 metres deep and 13 metres wide concrete paved site frontage currently provides additional off-street parking for at least three more vehicles.
- 8.11 The proposals would not result in the creation of any additional bedrooms and the existing double tandem garage would be unaffected. Notwithstanding that the proposed front porch would extend forward of the front elevation, three additional off-street parking spaces of appropriate dimensions would remain available to the sides of the porch within the site frontage. This level of retained provision would be more than adequate to serve the existing/resulting dwelling in this highly sustainable urban location where a full range of services and facilities are easily accessible by alternative and more sustainable transport means. The proposals are therefore in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide provision 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 proposals relate to extensions and alterations to an existing dwelling located within the urban settlement boundary of Barwell 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 their siting, scale, design and subject to the proposed use of satisfactory complimentary and matching corresponding external materials in their construction, the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider varied street scene. By virtue of their siting, scale, design, separation distances and existing screening the proposals would have no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking for five vehicles and private amenity space of approximately 350 square metres would be retained within the site to serve the resulting dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the local highway authority design guide and are 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. 1640/SL and Proposed Block/Site Plan Drawing No. 1640/BP received by the local planning authority on 1 March 2024 and amended Proposed Floor Plan and Elevations Drawing No. 1640 received by the local planning authority on 10 April 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).

3. The materials to be used on the external elevations of the proposed extensions and alterations shall be in accordance with the external materials details submitted on the approved amended Proposed Elevations Drawing No. 1640 received by the local planning authority on 10 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).

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 building.control@blaby.gov.uk or call 0116 272 7533.
2. The applicant's attention is drawn to the provisions and requirements of the Party Wall etc. Act 1996.