

Delegated Report

Planning Ref: 23/00541/HOU
Applicant: Mr Martin Hosmer
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Site: 197 Ashby Road Hinckley Leicestershire

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. This householder application seeks planning permission for the construction of a single storey rear extension to a dwelling, 197, Ashby Road, Hinckley.

2.2. The proposal would infill a rear corner of the dwelling and extend 4 metres in depth from the original rear elevation and would extend 4.5 metres in width across part of the rear elevation. It would have a contemporary design with a flat roof concealed behind a parapet wall to a height of 3.3 metres. The proposed extension would be constructed with contrasting rendered walls and with full height three framed aluminium sliding/folding screen doors/window to its rear elevation.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Hinckley within a ribbon development of individually designed and styled dwellings to the west side of Ashby Road and set back behind a wide grassed highway verge. It is a detached two storey house with side gabled roof form to the left hand southeast side and hipped roof form to the right hand northwest side. It has a two storey rear projection with dual pitched rear gabled roof form. There is a flat roofed garage with parapet wall attached to its right hand northwest side elevation. There is a lean-to roof across its front elevation over the ground floor windows and enclosed porch area. It is constructed of red multi facing bricks, Rosemary plain clay roof tiles and white uPVC windows. In addition to the garage, the loose stone surfaced site frontage provides off-street parking for a minimum of four further cars behind a 1 metre high brick wall enclosure. There is an extensive garden to the rear.

3.2. There is a similarly scaled, designed and styled detached dwelling set back on a staggered building line to the south east and a farm track adjacent to the northwest boundary of the site.

3.3. Relevant planning history

87/00652/4

- Rear extension to provide new bedroom bathroom and kitchen
- Permitted
- 23.07.1987

82/00487/4

- Extensions and alterations to property
- Permitted

- 09.06.1982

4. 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.

5. Consultation

- 6.1. No other consultations necessary or undertaken.

6. Policy

- 7.1. Core Strategy (2009)
 - No relevant policies
- 7.2. 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
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

7. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within urban 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

- 7.2 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 and 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.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result

in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

7.3 By virtue of its corner infill nature with an appropriate 4 metres depth, 4.5 metres width and 3.3 metres height, the proposal would appear as a clearly subordinate addition to the existing dwelling. Whilst the existing dwelling has a traditional design and style and is constructed of red facing bricks with pitched tiled roof, the proposal would have a contrasting contemporary design with a flat roof concealed behind a parapet wall and would be constructed with contrasting render to its external walls along with full height glazed panel doors/windows to its rear elevation to reflect the contemporary design. Notwithstanding this, by virtue of its single storey scale and siting to the rear corner where it would be well screened from any public views by existing structures, the proposed contemporary design would be in accordance with the principles of the adopted Good Design Guide in this case and would not result in any significant adverse visual impacts on the application dwelling or the street scene. The proposed use of complementary render and full height glazed panel doors/windows to its rear elevation is considered to result in a satisfactory design and appearance.

7.4 By virtue of the infill siting to the rear, screening, single storey small scale, parapet roof design, and subject to the proposed use of sympathetic contrasting render to external walls in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

7.5 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.

7.6 By virtue of its single storey small scale, flat roof design, blank side southeast side elevation and being set inside the side boundary by 2 metres with only two high level obscurely glazed windows to the neighbouring garage facing the site, the proposal would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the occupiers of No 195 or any other neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

7.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

7.8 The site currently has more than adequate parking within the existing garage and on the loose stone surfaced site frontage for a minimum of five vehicles. The proposal would not result in any increase in bedroom accommodation and the existing off-street parking would be retained and unaffected by the proposal. This level of provision would be more than adequate to serve the existing/resulting dwelling in this highly sustainable urban location with easy access to a full range of services and facilities by alternative and more sustainable transport means. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards.

8. Equality implications

8.1 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.
- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.
- 8.4 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).

9. Conclusion

- 10.1. The proposal is for an extension and alteration to an existing dwelling within the urban settlement boundary of Hinckley 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 infill siting to the rear, screening by existing structures, its single storey small scale, parapet roof design, and subject to the proposed use of sympathetic contrasting render to external walls in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the surrounding area or any adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. More than adequate off-street parking and turning space and ample private amenity space would be retained within the extensive plot. The proposal is 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 standards and is therefore recommended for approval subject to conditions.

10. 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, Proposed Block Plan Drawing No. 2015-BP-005, Proposed Floor Plans, Roof Plan and Elevations Drawing No. 2015-SK-002 Rev C received by the local planning authority on 8 June 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 alteration hereby permitted shall be in accordance with the materials details provided within the submitted Planning Application form and on the approved Proposed Elevations Drawing No. 2015-SK-002 Rev C received by the local planning authority on 8 June 2023.

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.