

Delegated Report

Planning Ref: 23/00321/HOU
Applicant: Mr Leigh Cannon
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Site: Chanterell 15 Butt Lane Close Hinckley Leicestershire

Proposal: Alterations to front elevation and internal layout

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 alterations to the front elevation and associated alterations to the internal layout of a dwelling, Chanterell, 15 Butt Lane Close, Hinckley.

2.2. The proposed alterations include the relocation of the existing front entrance door and the provision of contemporary two storey full height glazing with infill vertical cladding above to the left half of the gable on the front elevation. The new feature front entrance would have agate grey aluminium window frames, silver grey composite slatted vertical cladding above and the external wall surfaces would be made good with matching off-white render. The two other existing front elevation ground floor windows would be changed to match. Two roof lights would be inserted at first floor in the side roof elevation to serve a toilet within the new internal layout.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Hinckley in a secluded position within a small close served by an unadopted unmade shared vehicular access. It is a dormer bungalow with 'L' shaped footprint and gables to the front, rear and side of its main roof. It is constructed with off-white rendered walls, Roman interlocking roof tiles and white uPVC windows. There is a detached garage to the right hand side with gable fronted dual pitched roof and constructed of matching render and roof tiles as the main dwelling. Fenestration to the front elevation currently consists of a four section wide combination double door and window entrance hall arrangement, one window at first floor above it within the front gable, two wide ground floor windows to the side of the gable and four roof lights above them.

3.2. The close consists of dwellings with a wide variety of scales, designs and styles.

4. Relevant planning history

21/00603/HHGDO

- Single storey rear extension measuring 5.29 metres in depth; 3.45 metres in height to the ridge; and 2.20 metres to the eaves
- Prior approval not required
- 08.06.2021

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 other consultations necessary of undertaken.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

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) (2021)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. 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

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.

8.3. The proposed alterations would result in the provision of a contemporary feature entrance to the dwelling with two storey full height grey aluminium glazing with infill silver birch composite slatted vertical cladding above to the left half of the gable on the front elevation. The external wall surfaces would be made good with matching off-white render and the two other existing front elevation ground floor windows would be changed to match to ensure a unified appearance. Two additional roof lights similar to the scale and design of those already installed on the front elevation would be inserted at first floor in the side roof elevation.

8.4. By virtue of the siting, scale, contemporary design, and the proposed use of matching and complimentary external materials in the construction, the proposals are considered to respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the mixed character and appearance of the surrounding area. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 The front elevation of the application dwelling faces towards a tall and continuous tree screen located along and within the side boundary of the neighbouring dwelling (No. 7) and completely screens its substantial garden. Therefore, the proposed alterations to the existing ground and first floor front elevation windows do not result in any additional potential overlooking to the neighbouring dwelling or any loss of privacy to the occupiers of No. 7. The proposed two new rooflights within the southwest side roof elevation would serve a toilet and would face towards the blank side elevation of the neighbouring two storey house rather than towards any sensitive private amenity areas and therefore would not result in any significant adverse impacts on the residential amenity or privacy of the neighbouring occupiers of No. 17.
- 8.7 By virtue of the replacement nature, siting, scale, separation distances and screening, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

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 alterations 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 siting, scale, design, and the proposed use of matching and complimentary external materials in their construction, the proposals 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 significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals are considered to be in accordance with Policies DM1 and DM10 of the adopted SADMP and the general principles of the adopted Good 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. BR.112 Rev B, Proposed Ground Floor Plan Drawing No. BR.101 Rev C, Proposed First Floor Plan Drawing No. BR.102 Rev C and Proposed Front Elevation Drawing No. BR.111 Rev A received by the local planning authority on 6 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 alterations shall be agate grey aluminium window frames as submitted within the Planning Application form and matching off-white render to external wall surfaces and Ecoscape silver birch composite slatted vertical cladding where detailed on the approved Proposed Elevations Drawing No. BR.111 Rev A received by the local planning authority on 6 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.