

Delegated Report

Planning Ref: 24/00732/HOU

Applicant: Mr Tony Bott

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 52 Woodland 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 application seeks full permission for a single storey rear extension under a flat roof (including a lantern type window inserted within its centre). The extension is proposed to be constructed from matching bricks. The proposed rear elevation will contain a bi-fold door opening (constructed from aluminium frame)
- 2.2. The proposed extension will partially sit upon the footprint of an existing rear extension (under a flat roof), whereby the (proposal) will infill the dog-leg space formed by the existing rear extension – whilst existing and proposed will form a larger rear extension. The enlarged space provide a new kitchen/dining space.

3. Description of the site and surrounding area

- 3.1. 52 Woodland Road, Hinckley is a brick built, two storey, semi-detached dwelling (under a duo-pitched roof). The property has been previously extended (first floor side).
- 3.2. The property was built mid 20th Century and is a typical suburban type design for the period. The property is sited within a linear row of dwellings, itself within avenue of similar properties (age and design). Open country side adjoins the proposal sites rear boundary.

4. Relevant planning history

97/00525/FUL

- EXTENSION TO DWELLING
- PER
- 14.07.1997

99/00147/FUL

- EXTENSION TO DWELLING
- PER
- 19.04.1999

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 comments received

6. Consultation

- 6.1. None required

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. 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 indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents. The proposed rear extension will not be able to be viewed from the nearby highway and therefore will not introduce any harmful features within the surrounding streetscene.

- 8.3 Despite the proposed extension's side (north-east) elevation will be sited upon the common boundary shared with the adjoining neighbour (No.3) given its mass and footprint, it is considered that the development will sit comfortably within proposal site, and moreover will retain sufficient rear amenity space - in terms of both area and distance the proposal will be sited in relation to the dwelling's rear common boundary.

- 8.4 Overall, it is considered that the proposed extension is sympathetic to the design and scale of the host dwelling, neighbouring dwellings and furthermore will not introduce a harmful feature within the surrounding streetscene. Therefore, the

proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.6 The proposed extension's depth (4.2 metres from the original rear elevation) will not intersect a 45 degree line drawn from the centre of the nearest living space windows (patio doors serving a lounge) belonging to the neighbouring (No 54). Furthermore, due to the flat roof design and the height of the proposal and the established boundary treatment of both 2 metre fence and established trees, the proposal will not cause any significant harm to the outlook and amenity afforded to the neighbouring occupants.
- 8.7 Therefore, given its siting, height and scale the proposed extension to the host dwelling will not otherwise introduce any overbearing or overshadowing features to the living space windows and rear amenity space belonging to neighbouring dwellings. Furthermore, the proposed fenestration within the extension will not introduce any overlooking of neighbouring property's living space windows and the rear amenity space areas most enjoyed by their occupants.

Impact upon highway safety

- 8.8 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.
- 8.9 Further bedroom spaces are not proposed as part of this application and the development will not result in the loss of existing off-street parking provision. Therefore, the proposal will not impact current on-street parking provision, furthermore, the safety of the users of the adjoining highway will not be compromised. Therefore the application complies with Policy DM18 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 application is in keeping with the existing dwelling and would not have an adverse visual impact on the area. It complies with Policy DM10 of the SADMP and advice within the Good Design SPD. There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policy DM10 and DM18 of the SADMP and in this regard the proposed development can be supported.

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 (all received by the local planning authority on 1.08.2024), as follows:

Site Location Plan
Block Plan and Parking Plan B24/12/S01
B24/12/P01 Plans and Elevations as Proposed
B24/12/P02 Proposed Roof Plan and Section

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 shall accord with the approved Drg. No B24/12/P01 and the proposed schedule provided within the application form submitted as part of the approved application, all received by the Local Planning Authority 1.08.2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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.