

## Delegated Report

**Planning Ref: 23/01084/HOU**  
**Applicant: Mr and Mrs Dunn**  
**Ward: Twycross Sheepy & Witherley**



Hinckley & Bosworth  
Borough Council

**Site: 73 Foxs Covert Fenny Drayton Nuneaton**

### Proposal: Erection of Porch

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#### 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 porch at 73 Foxs Covert, Fenny Drayton.
- 2.2. The proposed porch would project outwards from the front elevation of the dwelling by 1.80 metres and would have a width of 2.76 metres. It would feature a pitched roof measuring 2.50 metres to the eaves and 3.72 metres.
- 2.3. The proposed external materials include the use of render to the walls, brown tiles to the roof, uPVC windows and a composite door.

#### 3. Description of the site and surrounding area

- 3.1. The application site relates to a detached bungalow, situated within the settlement boundary of Fenny Drayton. The dwelling is compromised by the use of red brick and cream render to the walls, brown tiles to the pitched roof and white uPVC windows and doors. It hosts a generous mixed tarmacadam, gravel and slabbed hardstanding to the front of the principle elevation measuring approximately 168.20 square metres. A single car flat roofed garage sits to the north-east of the dwelling.
- 3.2. The immediate street scene is predominantly uniform in scale, however varied in design and finish. Porch extensions are visible within the wider area and by virtue the proposed porch extension is not considered to have an impact upon the street scene.

#### 4. Relevant planning history

##### 21/01360/HOU

- Single storey rear extension, masonry infill of existing exposed porch
- PER
- 15.03.2022

#### 5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

## **6. Consultation**

- 6.1. No objections have been received from Witherley Parish Council

## **7. Policy**

- 7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

- 7.2. Site Allocations and Development Management Policies 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)

## **8. Appraisal**

- 8.1. Key Issues

- 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 SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.3 The porch would project 1.80 metres from the front elevation of the dwelling at a width of 2.76 metres and have a maximum height of 3.72 metres to ridge and 2.50 metres to eaves. It would be located to the front elevation where it would be viewable from two sides, however by virtue of its siting in a recess not projecting beyond the principle elevation of the host dwelling it would not appear overly prominent in the street scene. The proposal would create a porch along with room for extending the existing bathroom internally within the dwelling.

- 8.4 The proposal would be subordinate in scale and height to the existing dwelling, would be constructed of sympathetic render and other matching external materials to provide a well-designed feature entrance porch that would enhance the frontage of the dwelling.

- 8.5 For the reasons given above, the proposal would respect the scale, character and appearance of the existing dwelling and surrounding area and is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

### Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.7 The proposed front porch would not project past the principle elevation of the application dwelling. By virtue of the nature, quantum and scale of the development proposed, it is not considered that the proposed porch would have any overbearing impacts upon neighbors to the east or west of the application site.
- 8.8 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

#### 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 Section 3.151 of the Leicestershire Highways Design Guide states that “*a three-bedroom dwelling in suburban or rural areas should host two spaces*”. The proposed porch would result in the loss of space to the front of the dwelling, however only to a minimal extent. The application dwelling would still sufficiently host at least two spaces meeting the guidance as set out in the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.11 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, and the Leicestershire Highways 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.

### **10. Conclusion**

- 10.1. The proposal is located within the settlement boundary of Fenny Drayton and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

- 10.2. The proposed porch would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 and DM12 of the SADMP and is recommended for approval subject to the conditions below.

## **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 15th November 2023.

**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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing and Proposed Floor Plans and Elevations Drg No. 1359\_02 and Site Location Plan Drg No. 1359\_05 as received by the Local Planning Authority on the 15th November 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).

### **11.3 Notes to applicant**

- 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.