

Delegated Report

Planning Ref: 23/00293/HOU
Applicant: Mr and Mrs Sparrow
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 196 Cedar Road Earl Shilton Leicester

Proposal: Single storey side and 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 planning permission for a single storey side and rear extension at 196 Cedar Road, Earl Shilton.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 3.15 metres and would have a width of 8.10 metres.
- 2.3. The proposed side extension would project outwards from the existing side extension by 2.22 metres and would have a width of 10.75 metres.
- 2.4. The proposed side and rear extension would feature a mono-pitched roof measuring 2.25 metres to the eaves and 3.36 metres to the ridge.
- 2.5. Two roof lights are proposed to the side extension.
- 2.6. The proposed external materials include the use of facing bricks, concrete roof tiles, and uPVC windows/doors to match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application dwelling is two-storey semi-detached dwelling, situated within in the settlement boundary of Earl Shilton. It is constructed of brick with a partial white render finish, a concrete tiled roof and white uPVC windows and doors.
- 3.2. Along the same side of the highway as the application dwelling the street scene consists of two storey dwellings of similar styles and design to the application dwelling. On the other side of the highway there are semi-detached bungalows. There are a variety of materials used within the street scene.

4. Relevant planning history

- None

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. Earl Shilton Parish Council have no objections.

7. Policy

7.1. Core Strategy (2009)

- Policy 2: Development in Earl Shilton

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

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 proposed side extension would sit to the east of the original dwelling and would extend to the boundary line of the site. In terms of visibility the proposed side extension is to be highly visible from a public vantage point on Cedar Road, however by virtue of single storey nature and improved design there are not considered to be any adverse impacts upon the street scene. The proposal would have a complementary but minimal visual impact on the character and appearance of the existing house and the wider street scene and is considered to be an improvement in design terms when compared to the existing lean to. The proposed side extension would not project any further than the furthest principal elevation on the existing dwelling.

The proposed rear extension would not be visible from the street by virtue of the existing dwelling house screening the proposal to the south.

8.4 The extension would be finished in matching materials and mono-pitched roof to complement the existing character of the dwelling. The proposed extension is to host a garage, utility, WC and extended kitchen to the rear.

8.5 The proposed development would therefore satisfy Policy DM10 of the SADMP and complies with the Good Design Guide in this regard.

Impact upon neighbouring residential amenity

8.6 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. It is contended that the

development proposed in this application would meet this requirement for the reasons given below.

- 8.7 By virtue of the side extension being situated within the same position to the existing lean to and the dimensions not being significantly dissimilar the proposed extension would not have any significant overlooking, overshadowing, or overbearing impact upon 198 Cedar Road, the neighbouring property to the east of the application site. No additional windows to the eastern elevation are proposed.
- 8.8 The rear extension would project approximately 0.45 metres further than 194 Cedar Road. By virtue of the minimal projection the proposed rear extension is not considered to have an impact upon the residential amenity of no.194.
- 8.9 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

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 dwelling lies within the settlement boundary of Earl Shilton and therefore is considered to be located within a sustainable location. Policy DM1 of the SADMP provides a presumption in favour of sustainable development where planning applications accord with the policies in the Local Plan.
- 10.2. The proposal would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP and is 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved application form submitted to the Local Planning Authority on 24th March 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:

Site Location & Block Plan, Drg No. 669-003 and Proposed Floor Plans & Elevations, Drg No. 669/002 as received on the 24th March 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 (201

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 or call 0116 272 7533.