

Delegated Report

Planning Ref: 23/01234/HOU

Applicant: Mr Rawlings

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 1 Sunnydale Crescent, Hinckley

Proposal: Erection of a single and two storey side extension and front porch.

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for the erection of a part single part two storey side extension and front porch.
- 2.2. The application site lies on a corner plot and the plot and the single storey element of the scheme is triangular in shape. Viewed from the front façade of the main dwelling where it sits flush, the ground floor side extension will protrude 8.1m from the existing side elevation at the front of the property. It has a depth of 5.9m and the width reduces as it runs adjacent to the diagonal plot boundary. It will have a pitched gable roof, 2.4m to the eaves and 3.5m to the ridge.
- 2.3. The first floor side extension will also sit flush with the front façade and has a width of 3m and a depth of 5.9m. It will have a hip roof, 5.6m to the eaves and 7.6m to the ridge. The proposed new roof ridge would be lower than the existing roof ridge.
- 2.4. A new porch will sit to the right of the front extension, with a gable roof 2.5m to the eaves and 3.5m to the ridge.
- 2.5. The extension and alterations will be finished with tiles and windows to match the existing dwelling but no detail has been provided on finish or render.

3. Description of the site and surrounding area

- 3.1. The site is located within the settlement boundary of Hinckley and relates to the western half of a pair of semi-detached dwellings situated on the north side of Sunnydale Crescent.
- 3.2. The plot is an unusual shape with the majority of the amenity area to the side and front with a small narrow rear garden. The dwelling is constructed of light red facing bricks, brown concrete roof tiles and white uPVC window frames.

4. Relevant planning history

20/00654/HOU - Proposed single storey outbuilding for garage and storage purposes and erection of 1 metre high boundary fence. Refused 19.08.2020.

5. Publicity

- 5.1. Neighbours were notified of the application, no comments have been received.

6. Consultation

- 6.1. None consulted.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- 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 (GDG) (2019)
- 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 on parking provision

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.

8.3 With regards to side extensions, the GDG states that:

‘Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).

Two storey side extensions on corner plots should not be over bearing and should have an active frontage. They should be set at least 2m away from the highway.’

8.4 The proposed side extension is lower and subordinate to the roof of the host dwelling and more than 2m from the highway, but it is not set back from the existing front elevation. Upon balance and following design revisions, the design is not considered to look out of place in the wider street scene.

8.5 By virtue of the position of the dwelling and the design, the side extension and front porch has no adverse impact upon the street scene.

8.6 Therefore, it is considered that the proposal as submitted, subject to the use of matching external materials to ensure a unified appearance, would respect the scale and appearance of the existing dwelling and the character and appearance of the wider street scene, would be acceptable in design terms in this case and in accordance with Policy DM10 of the SADMP.

Impact upon residential amenity

8.7 The GDG states that gardens are an important part of the quality of life afforded by a house. The dwelling currently has a garden size which falls below that recommended in the GDG for a 3 bedroom house. The remaining garden size would be further reduced following the proposed extension. However, due to the

nature of the corner plot the outdoor space lost is not currently used as private amenity space and is in this case, considered acceptable upon balance.

- 8.8 Policy DM10 of the SADMP and the GDG require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.9 By virtue of their siting, design and separation distances it is considered that the proposals would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the SADMP and the GDG.

Impact on Parking Provision

- 8.10 Policy DM18 of the SADMP requires the provision of adequate parking provision to serve development.
- 8.11 The proposal would increase the number of bedrooms within the dwelling from three to four. The site currently provides off-street parking for two vehicles to serve the existing three bed property. The local highway authority design guide would therefore seek three off-street parking spaces to serve the resulting dwelling. The site lies in a highly sustainable location on a cul-de-sac of 14 dwellings approximately 100 metres from bus stops on the main Coventry Road. It is considered that in these circumstances the provision of two parking spaces is acceptable. The proposals would therefore be in accordance with Policy DM18 of the adopted 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 proposal is located within the settlement boundary of Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and DM10 of the SADMP and the wider policies of the NPPF.
- 10.2 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 upon balance, advice within the GDG. There would be no significant loss of residential amenity to any neighbouring properties and provides sufficient off-street parking. The proposal is therefore in accordance with Policies DM10 and DM18 in this regard also and 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 / 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:

- Proposed Elevations AVD-790-SCH-PL02 Rev B (Received 15/02/2024)

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 match the corresponding materials of the existing dwelling.

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.