

Delegated Report

Planning Ref: 23/00852/HOU

Applicant: Mr Anthony Jones

Ward: Newbold Verdon With Desford & Peckleton

Site: 2 Peters Avenue Newbold Verdon Leicester

Proposal: Proposed single storey front extension



Hinckley & Bosworth
Borough Council

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 single storey front extension at 2 Peters Avenue, Newbold Verdon.

2.2. The proposed single storey front extension would project outwards from the front elevation of the existing dwelling by 2.00 metres and would have a width of 3.20 metres. It would feature a mono-pitched roof measuring 2.45 metres to the eaves and 3.20 metres to the ridge.

2.3. The proposed external materials include the use of red brick to the walls, brown tiles to the roof and white uPVC to the windows and doors to match the existing dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling relates to a two-storey semi-detached dwelling situated within the settlement boundary of Newbold Verdon. It is constructed of red brick, cream render to the first floor of the front elevation, brown interlocking concrete roof tiles, and white uPVC windows. There are three off-street parking spaces within the site frontage on a mixed tarmac and concrete block paving. A single garage is also situated to the side of the dwelling approximately 14.08 metres from the principle elevation of the existing dwelling.

3.2. The application dwelling lies within a row of detached dwellings on similar building lines and with varying designs.

4. Relevant planning history

- None relevant

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 Newbold Verdon Parish Council

7. Policy

7.1. Core Strategy (2009)

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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 applicant proposes to construct a single storey front extension above the main entrance into the host dwelling. It would project outwards from the front elevation of the dwelling by 2.00 metres and would have a width of 3.20 metres. It would feature a mono-pitched roof measuring 2.45 metres to the eaves and 3.20 metres to the ridge. The extension would form a wet room to the front of the dwelling.

8.4 The Good Design Guide states that front extensions *“should take the form of the existing building mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.”* The proposed would feature a mono-pitched roof design matching the existing roof pitch and the eaves of the extension would replicate those of the existing dwelling. The ridge would sit 0.15 metres higher than the existing ridge height of the porch but is single storey and therefore still subordinate to the dwelling. By virtue of the alteration only being minimal the front extension would still appear subordinate to the existing dwelling.

8.5 The materials are to match those of the existing dwelling.

8.6 By virtue of its single storey nature, the scale of this extension would be acceptable in relation to the two storey host dwelling. There are numerous examples of similar development within the street scene, and therefore the proposal is considered to comply with policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP and the adopted 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.
- 8.8 The separation distance between the residential curtilage of the neighbouring property's 3 & 7 Peters Avenue would remain as existing.
- 8.9 The principle elevation of 3 Peters Avenue sits approximately 3.15 metres further than the application dwelling. No.3 does not host any principle windows to the east elevation neither does the proposal propose any windows or doors to the west. By virtue, it is considered that there would not be any adverse impact upon no.3.
- 8.10 The proposal would sit approximately 3.75 metres away from 7 Peters Avenue. The proposed side extension would project 2.00 metres further than the building line of no.7. An additional window is proposed to the east elevation measuring approximately 1.20 metres in height and 0.65 metres in width. This window would not, however be in line with any principle windows. By virtue due to the minimal projection and the position of the development there would not be any adverse impact upon the residential neighbouring amenity of no.40.
- 8.11 A window is proposed to the front elevation of the extension measuring approximately 0.90 metres in height and approximately 1.80 metres in width. This is conditioned to be obscure glazed.
- 8.12 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

Impact upon parking provision

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 The Good Design Guide states *that "Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene"*
- 8.15 An additional bedroom is proposed altering the application dwelling from a 2 to 3 bedroom dwelling. Section 3.151 of the Leicestershire Highways Design Guide states that *"a three-bedroom dwelling in suburban or rural areas should host two spaces"*. Due to the proposed front extension the application dwelling would only host two spaces instead of the existing three, however by virtue that the parking provision would still comply with the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.16 The plot would therefore still provide 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 application site is situated within the settlement boundary of Newbold Verdon where there is a presumption in favour of sustainable development, as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. The proposed development would be viewable from the street scene, however would not have a detrimental impact upon the character of the existing dwelling or surrounding area due to its minimal projection and nature. The proposal would not have any severe adverse impact upon the residential amenity of the neighbouring dwellings and therefore the application complies with policies DM10 of the Site Allocations and Development Management Policies DPD (2016).

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 30th August 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 Block, Site Location Plan, Drg No. A001, Existing, Proposed Site Plan, Drg No. A002, Proposed, Existing Ground Floor Plans, Drg No. P001 and

Proposed, Existing Elevations, Drg No. P002 as received by the Local Planning Authority on the 30th August 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).

4. The window to the front elevation of the extension shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy 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 or call 0116 272 7533.