

Delegated Report

Planning Ref: 24/00373/HOU

Applicant: Ms S Taberer

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 2 Mount Road Hinckley Leicestershire LE10 1AF

Proposal: Single storey rear and front extensions, first floor extension, roof replacement and alterations to dwelling

1. Recommendations

Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for a single storey front and rear extensions, a first floor extension across the whole of the main dwelling, a roof replacement and alterations to the dwelling, 2 Mount Road, Hinckley. The alterations include raising the external walls of the dwelling, changing the windows on the dwelling and remodelling the dwellinghouse into a modern flat-roofed Art Deco type dwelling faced in traditional white render.
- 2.2. The proposed development creates a parapet wall design to a maximum height of 6.7 metres. The single storey rear extension has a height of 3.1 metres, creates a utility/WC to a depth of 2.7 metres on one side of the extension. The curved design single storey front extension measures 2.9 metres in width, 1.8 metres in depth to a height of 3 metres. The first floor extension extends further to the rear and front to create four bedrooms on the first floor and a rear door leads to a small roof balcony which has been amended to address overlooking concerns. The existing pitched roof is replaced with a three layer flat felt roof. The proposal replaces all existing windows and inserts new heritage Crittall-look black aluminium windows and remodels the overall design in an Art Deco style. The dwelling is to be faced with white K-Render on the walls, black doors and aluminium framed windows, part rendered boundary wall and timber fence and driveway to the front of the dwelling.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Hinckley with a mix of commercial activities to the south, west and north of the site and residential dwellings on Mount Road to the east. The dwelling is a dormer bungalow with an attached garage and with larger two storey buildings on both sides. It is built with bricks, white uPVC windows and doors, a pitched roof tile, rendered boundary wall and fence. It is considered that the existing building is an anomaly in the street scene and detracts from the character of the area due to its contrasting and poor design. The dwelling is not listed and not within a conservation area.

4. Relevant planning history

None.

5. Publicity

The application has been publicised by sending out letters to local residents.

One comment was received which raised concern about the presence of Japanese Knotweed at the rear of the dwelling.

6. Consultation

None required.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies (SADMP) 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 2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area and surrounding countryside
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

8.2 Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions. Extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

8.3 The proposed extension remodels the dwelling to an Art Deco design, with a parapet wall, flat roof, front extension, rear extension, first floor extension, a balcony to the rear, white render and heritage Crittall-look black aluminium. The scale and massing of the dwelling increases but it remains appropriate to the plot size, existing buildings and wider street scene. This does not impact on the scale and

layout of the dwelling. The height of the proposed dwelling is modest despite the parapet wall. The street is characterised with two storey dwellings and therefore the increase in height of the dwelling does not harm the street character. The dwelling has an overall height of 6.7 metres, slightly lower than the existing pitched roof and neighbouring two storey dwellings.

- 8.4 The proposed extension is faced in white render for the walls and heritage Crittall-look black aluminium windows. The surrounding streets have a mix of render and brickwork. In as much as the proposed external materials for the application dwelling will stand out, it is not harmful to the street character given that the overall design and appearance of the dwelling is improved by the proposed alterations. The minor scale of the dwelling and the screening from the existing wall result in a limited visual dominance within the street. The contemporary design of the dwelling enhances the street character. It respects the scale of the existing dwelling and does not overwhelm it. The flat roof is appropriate given the overall design and reduces the massing of the dwelling. Notwithstanding the distinctive nature of the proposed design, the proposal is considered acceptable in these site specific circumstances. From the wider street character, it is considered to replicates some of the design qualities of 'The Crescent' and other Art Deco buildings within the town and within the wider borough.
- 8.5 By virtue of the above, the proposal is therefore considered to be in accordance with Policies DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP and the adopted Good 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.
- 8.7 The proposed development has appropriate width, depth and height. It does not extend further to both side boundaries and does not result in any significant overbearing or overshadowing impact on neighbouring properties or their gardens. The dwelling has a concrete slab wall to the east boundary of the site which steps down towards the front of the site. A new 1 metre high fence is also proposed to the front of the dwelling. They separates the gardens of 2 and 6 Mount Road. There is a separation distance of 1.8 metres between the east boundary and the dwelling. The proposal creates a roof balcony with a 1.8 metres high wall screening it and reducing the level of direct overlooking into the gardens of 6 Mount Road. The proposed screening adequately protects the privacy of the neighbouring occupiers. The dwelling is approximately 7.8 metres away from the rear boundary wall. Behind the rear boundary wall is a parking area for the non- residential properties to the south on Station Road. There is no breach of the 45-degree rule. The proposed 1 metre fence to the east of the site separates 2 and 6 Mount Road and does not impact on the adjoining dwellings.
- 8.8 By virtue of the siting, scale, amended design, privacy screen wall, and separation distances, it is considered that the proposal does not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. The proposal is therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

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 The proposed development result in 5 bedrooms and retains the existing integrated garage. The proposal makes provision for 3 off street block paving driveway to the front of the dwelling. This provision is adequate to serve the resulting 5 bedrooms dwelling. The site is also within an urban area with excellent access to sustainable public transport and the full range of facilities within the town centre. The proposal is therefore considered to be in accordance with Policy DM18 of the adopted SADMP and local highway authority design guide standards.

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.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal is for extensions and alterations to an existing dwelling within an established residential curtilage and therefore there is a general presumption in favour of sustainable development as set out in Policies DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. The proposed extension remodels the dwelling to an Art Deco design. The contemporary design of the dwelling stands out within the street scene, however, enhances the street character given the poor and uncharacteristic design of the existing dwelling. It respects the scale of the existing dwelling and does not overwhelm it. By virtue of the appropriate siting, scale, design, separation distance, screening and the proposed use of appropriate complementary external materials in the construction, it is considered that the proposal respects and complement the scale, character and appearance of the wider street and does not result in any significant adverse visual impacts on the appearance or surrounding street character. The proposal does not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. Adequate off-street parking and private amenity space are retained within the site to serve the dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the

adopted Good Design Guide and are therefore recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions detailed 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, as follows: Location Plan Drawing Number 24.011.01, Site Plan Drawing Number 24.011.02, Parking Provision Drawing Number 24.011.07, received by the Local Planning Authority on 19 April 2024, Proposed Floor and Roof Plan Drawing Number 24.011.05 Rev A, Proposed Elevation Drawing Number 24.011.06 Rev A, received by the Local Planning Authority on 10 June 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. Notwithstanding the proposed materials, no development above foundation level shall commence on site until representative samples of the render and window frames to be used on the external elevations of the dwelling have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance in the interest of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The dwelling shall not be occupied until the existing garage roof has been converted to a flat roof in accordance with the approved plans.

Reason: To ensure that the development has a satisfactory external appearance in the interest of visual amenity 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 building.control@blaby.gov.uk or call 0116 272 7533.