

Delegated Report

Planning Ref: 23/01200/HOU

Applicant: Mr Gibbs

Ward: Twycross, Sheepy & Witherley

Site: Glebe House, Watling Street, Nuneaton

Proposal: Conversion of existing detached garage into annex accommodation



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. This application is for the conversion of an existing detached garage into an annex. The annex has one bedroom, a kitchen area, bathroom and living areas, no separate garden amenity spaces has been sectioned off under this proposal.

3. Description of the site and surrounding area

- 3.1. The development is located North of Watling Street and is distanced significantly from the highway, accessed along a private driveway. The outbuilding subject to this proposal is a single storey garage. The site is located within the Countryside.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours, a site notice has been posted within the vicinity of the site.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Witherley Parish Council: No objections to the proposal.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- 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 (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 highway safety

Design and impact upon the character of the area

- 8.2. DM4 of the SADMP confirms that development in the Countryside is considered sustainable whereby the proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.
- 8.3. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4. The proposed external alterations to the existing garage structure includes the addition of windows to the front and side elevations and some minor alterations to the materials, altering the garage door to facing brickwork to match the existing brickwork used on the garage.
- 8.5. It is also noted that the outbuilding is not highly visible from public vantage points, being set back significantly from the highway.
- 8.6. No further works are proposed impacting the external design of the detached garage structure and as such it is considered that the development would not have any detrimental impacts upon the character of the area. As such it is considered to be in accordance with Policy DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7. Policy DM10 of the adopted SADMP requires 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. It is considered that the proposed conversion of the outbuilding to serve as an annex, including the associated external amendments would not have a detrimental impact on neighbouring residential amenity, in terms of loss of light, loss of privacy and overbearing impacts. The annex will have the shared amenity space with the existing host dwelling and will therefore remain ancillary in nature and will be conditioned as such. The proposed annex is single storey and set away from the host dwelling and therefore reducing impacts.
- 8.9. The proposals can therefore be considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.10. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.11. The proposal seeks to include the addition of a one bedroom annex to the site. There is sufficient off-street parking facilities within the site to cater for this development, two spaces as shown on the parking provision plan, and there are not

anticipated detrimental impacts on Highway safety as a result of this proposal. Therefore it is considered that the proposal would be in accordance with Policies DM17 and 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.

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 seeks permission to convert the existing garage outbuilding to an annex. The proposed is deemed acceptable due to the limited adverse impacts upon the character of the area, neighbouring residential amenity and highway safety.

10.2. It is considered that the proposed development would be in accordance with Policies DM4, DM10, DM17 and DM18 of the adopted SADMP.

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

Design and Access Statement
Site Location Plan
Block Plan
Parking Provision Plan
Proposed Floor Plans Drg No. 23-M93-01 Rev P0
Proposed Elevations Drg No. 23-M93-03 Rev P1

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 residential annexe hereby permitted shall only be used as ancillary accommodation to the dwelling currently known as Glebe House, Watling Street and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

Reason: To ensure the residential annexe hereby permitted is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM4, DM10, DM17 and DM18 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.