

Delegated Report

Planning Ref: 23/01216/HOU

Applicant: Thomas Hill

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 6 Arnold Road Stoke Golding Nuneaton

Proposal: Single storey front extension and alterations to the dwellinghouse

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 consent for a single storey front and front porch extension and alterations to the dwellinghouse at 6 Arnold Road, Stoke Golding.
- 2.2. The proposed front extension would project outwards from the existing front elevation by approximately 1.75 metres and would project outwards from the north-east by approximately 2.45 metres. It would feature a mono-pitched roof measuring approximately 3.55 metres to the ridge and approximately 2.35 metres to the ridge.
- 2.3. The proposed front porch extension would project outwards from the existing front elevation by approximately 0.50 metres and would have a width of approximately 2.90 metres. It would feature a pitched roof measuring approximately 3.38 metres to the ridge and approximately 2.28 metres to the ridge.
- 2.4. Additional alterations include the addition of two Velux windows to the mono-pitched roof.
- 2.5. The proposed external materials include the use of red bricks, brown tiles, oak uPVC to the windows and grey composite doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Stoke Golding. The dwelling comprises the use of red bricks to the walls, brown tiles to the roof, oak uPVC to the windows and grey composite doors. A block paved hardstanding sits to the front of the site large enough to host 2-3 off street car parking spaces.
- 3.2. The street scene is relatively uniform in design, scale and finish.

4. Relevant planning history

88/00162/4

- IMPROVED TURNING FACILITY TO EXISTING HIGHWAY AND NEW SURFACE WATER DRAINAGE SYSTEM
- REF
- 26.04.1988

89/00771/4

- CONSTRUCTION OF HOUSES GARAGES AND ASS WORKS
PLOTING OF PART OF DEV APPROVED UNDER APPLICATION REF
89 0591 4
- PER
- 24.07.1989

86/00591/4

- RESIDENTIAL DEVELOPMENT COMPRISING CONSTRUCTION OF
DWELLINGS ROADS SEWERS AND ASSOCIATED WORKS
- PER
- 29.07.1986

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. Stoke Golding Parish Council have no objections.

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan 2020-2039
- Policy SG15: Design
- 7.2. Core Strategy (2009)
- Policy 11: Key Rural Centres Stand Alone
- 7.3. 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
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. 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 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 Policy SG15 of the Stoke Golding Neighbourhood Plan seeks to ensure that development proposals are supported where they respect the traditional character of Stoke Golding.
- 8.4 The proposed front extension would project outwards from the existing front elevation by approximately 1.75 metres and would project outwards from the north-east by approximately 2.45 metres. It would feature a mono-pitched roof measuring approximately 3.55 metres to the ridge and approximately 2.35 metres to the ridge.
- 8.5 The proposed front porch extension would project outwards from the existing front elevation by approximately 0.50 metres and would have a width of approximately 2.90 metres. It would feature a pitched roof measuring approximately 3.38 metres to the ridge and approximately 2.28 metres to the ridge.
- 8.6 The proposal would be viewable within the street scene. It would be single storey in nature; and would create an additional 5.73 square metres of floor space at the property. The main entrance would be relocated from the north-east to the north of the application dwelling.
- 8.7 The Good Design Guide SPD 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 front extension would feature a mono-pitched roof and the porch extension would feature a pitched roof to complement the design of the existing dwelling and the eaves and ridge height would match that of the existing main entrance, by virtue it would comply with the Good Design Guide SPD.
- 8.8 The proposed materials would match the existing materials of the dwelling.
- 8.9 Accordingly, the proposal is considered to be in keeping with the existing character of the dwelling and surroundings in accordance with Policy DM10 of the adopted SADMP and Policy SG15 of the Stoke Golding Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 Policy SG15 of the Stoke Golding Neighbourhood Plan seeks to ensure that development proposals are supported where they do not significantly affect the amenities of residents in the area.
- 8.12 The neighbouring dwelling to the south-west, 4 Arnold Road features a blank façade and projects approximately 4.20 metres forward of the application dwelling. The proposed extension would only feature a minimum projection of 0.50 metres to the south-west elevation as the existing front elevation is to remain and would not involve the reduction of the separation distance between each dwelling. By virtue of the above, there is not considered to be an adverse impact upon the residential amenity of 4 Arnold Road.
- 8.13 8 Arnold Road has a north-east orientation and the rear elevation projects approximately 1.75 metres forward of the application dwelling matching the proposed projection of the front extension (with the exception of the 0.50 metre

porch projection.) No windows are featured to either side elevation. By virtue of the above, there is not considered to be an adverse impact upon the residential amenity of 8 Arnold Road.

- 8.14 The proposed extension is to feature three windows and a front door to the front elevation to replace the existing two windows, front door and storage door that the dwelling currently hosts. To the north of the application dwelling sits a strong line of vegetation, screening Westview Cottage, therefore there are not considered to be any adverse impacts in terms of overlooking in this respect.
- 8.15 To the rear of the dwelling the existing set of French doors are proposed to be removed and replaced with a set of bi-fold doors. Due to change being minor, there is not considered to be any adverse impacts upon any neighboring dwellings.
- 8.16 The proposed development would therefore satisfy Policy DM10 of the SADMP and Policy SG15 of the Stoke Golding Neighbourhood Plan in this regard.

Impact upon highway safety

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 The application dwelling hosts 3 bedrooms. The proposed development does not result in the addition of a further bedroom at the dwelling, however the front extension would slightly reduce the hardstanding at the site.
- 8.19 Section 3.151 of the Leicestershire Highways Design Guide states that *“a three-bedroom dwelling in suburban or rural areas should host two spaces”*. The proposed front extension would result in the loss of space to the front of the dwelling, however only to a very minimal extent. The application dwelling would still sufficiently host at least two spaces meeting the guidance as set out in the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.20 The plot therefore provides 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 proposal is located within the settlement boundary of Stoke Golding and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposed front extension and porch would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 and DM12 of the SADMP, Policy and SG15 of the Stoke Golding Neighbourhood Plan, the Leicestershire Highways Design Guide and is recommended for approval subject to the conditions below.

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 received by the Local Planning Authority on the 15th December 2023.

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) and Policy and SG15 of the Stoke Golding Neighbourhood Plan.

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

Site Location Plan, Block Plan and Existing, Proposed Floor Plan and Elevations Plan as received by the Local Planning Authority on the 15th December 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy and SG15 of the Stoke Golding Neighbourhood Plan.

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.