

Delegated Report

Planning Ref: 24/00511/HOU

Applicant: Mr Gary Griffiths

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: October House 5 Drayton Lane Fenny Drayton

Proposal: Single storey front extension

1. Recommendations

- 1.1. **Refuse planning permission** subject to the reasons 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 October House, 5 Drayton Lane, Fenny Drayton.
- 2.2. The proposed front extension would project outwards from the existing front elevation of the dwelling by 6.00 metres and would feature a width of 4.65 metres. It would host a pitched roof which would measure 2.55 metres to the eaves and 4.05 metres to the ridge.
- 2.3. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a part two-storey, part single-storey detached dwelling situated within the settlement boundary of Fenny Drayton. The pitched roof dwelling is constructed of red facing brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows.
- 3.2. A single car garage is integrated into the main dwelling. To the front of the site sits a generous tarmac hardstanding and a raised grassed front amenity space which can be accessed via a set of four steps situated to the north-west of the main entrance.
- 3.3. The street scene is relatively varied in terms of scale, design and finish. There are dwellings of more modern design and style in the immediate vicinity of the site.

4. Relevant planning history

06/00474/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING AND CREATION OF SUN ROOM
- PER
- 05.06.2006

14/00191/HHGDO

- Rear extension measuring 4.500 metres in depth; 2.550 metres in height to the ridge; and 2.550 metres to the eaves
- HHPANR

- 11.04.2014

14/00851/HHGDO

- Rear extension measuring 4.500 metres in depth; 2.95 metres in height to the ridge; and 2.8 metres to the eaves
- HHPANR
- 07.10.2014

76/00246/4

- ERECTION OF ONE DETACHED DWELLING WITH ACCESS
- PER
- 21.04.1976

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. Witherley Parish Council;

- No objections have been received.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

- 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) (2023)
- 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 Council's Good Design Guide seeks to ensure that front extensions should not extend beyond the existing front elevation by more than 2.00 metres.
- 8.4 This application seeks planning permission for a single storey front extension. The site has a raised brick built grassed amenity space to the front of the dwelling, where the extension would be situated. The proposed front extension would extend beyond the principle elevation of the dwelling by 6.00 metres, significantly exceeding the guidance as set out in the Council's Good Design Guide.
- 8.5 The extension would host a pitched roof design to match the existing roof line of the dwelling; the eaves would replicate those of the existing dwelling and the ridge height would sit below the existing ridge height. The proposed external materials also would complement the character of the existing dwelling. Notwithstanding that the above aspects of the extension that would be in keeping with the existing dwelling, the proposed extension would be a substantial addition to the front of the dwelling.
- 8.6 It is noted that the appearance of this part of Drayton Road is varied in appearance. Nevertheless, by reason of its forward projection and scale, it is considered that this proposal it would result in an unacceptably over dominant form of development, out of keeping with the appearance of the property itself and with the general street scene, where it would be visually prominent. The visual impact would also be exacerbated by its sitting upon a raised level.
- 8.7 The proposal is therefore considered to have an adverse effect on the character of the area, contrary to Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.9 To the north-west of the site sits, 7 Drayton Lane, a two-storey detached dwelling situated behind the existing building line of the application dwelling. No.7 hosts a generous front amenity space immediately adjacent to the application site. The boundary line shared with the application dwelling is afforded by 1.80 - 2.00 metre timber fencing along with vegetation which although noted to be sporadically placed, creates an active screening barrier. The proposed extension would be viewable from 7 Drayton Lane, nevertheless due to the contrasting set back distance between the two dwellings there is not considered to be any adverse impacts upon 7 Drayton Lane.
- 8.10 To the south-east of the site sits, 3 Drayton a modern two-storey detached dwelling constructed around 2006. The dwelling is positioned forward of the application site, approximately 2.00 metres from the adjacent highway. Immediately adjacent to the application site, 3 Drayton Lane is afforded by a two car detached garage and a tarmac hardstanding. A raised 1.80 - 2.00 metre timber fence accompanied by an approximately 0.50 metre timber platform sits to the shared boundary, vegetation is also present. The proposed extension would be viewable from 3 Drayton Lane, due its sitting upon a raised platform, nevertheless due to the separation distances between the two dwellings there is not considered to be any adverse impacts upon 3 Drayton Lane.

- 8.11 To the north-east of the site sits, 2B Drayton Lane a modern two-storey detached dwelling constructed around 2006, around the same time as 3 Drayton Lane. The site is orientated to the west, resulting in the rear amenity space of 2B Drayton Lane being situated directly adjacent to the application dwelling. Nevertheless, due to the extension being situated to the far north-west elevation and due to the existing boundary treatments in place there is not considered to be any adverse impacts upon 2B Drayton Lane.
- 8.12 The proposal is therefore considered to be in accordance with Policy DM10 of the SADMP in this regard.

Impact upon parking provision

- 8.13 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.14 The Council's Good Design Guides outlines that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.15 To the front of the dwelling sits an integrated single car garage, a generous tarmac hardstanding and a raised grassed front amenity space which can be accessed via a set of four steps situated to the north-west of the main entrance. By virtue, that the extension would not create any additional bedrooms at the dwelling and would not be situated on existing off-street parking spaces, there is not considered to be any adverse impacts upon the parking provision at the site.
- 8.16 The proposed development would therefore satisfy Policy DM18 of the SADMP and the Council's Good Design Guide in this regard.

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 development is located within the settlement boundary of Fenny Drayton and therefore 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 not cause any adverse impacts upon neighbouring amenity of occupants surrounding the application site and would

neither have any impacts upon parking standards. Notwithstanding this the proposal would introduce a significantly unsympathetic addition to the host dwelling and wider street scene, which would result in an unacceptably over dominant form of development. The proposed development would therefore fail to respect or enhance the character and visual appearance of the host dwelling, or the wider street scene, contrary to Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overarching principles of the National Planning Policy Framework (2023) and the Councils Good Design Guide. The proposal should therefore be refused.

11. Recommendation

11.1 Refuse planning permission subject to the reasons at the end of this report.

11.2 Reasons

1. By virtue of its scale, unsympathetic design and siting the development results in an overly prominent, incongruous structure that fails to respect, conserve, enhance, complement or protect the local character and appearance of the application dwelling or Drayton Lane. The proposal is therefore contrary to Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overarching principles of the National Planning Policy Framework (2023) and the Councils Good Design Guide.

11.3 Notes to applicant

- a.) This application has been determined with reference to the following documents:
 - Householder Application Form