

Delegated Report

Planning Ref: 25/00256/HOU
Applicant: MR & MRS BLAND
Ward: Ratby Bagworth and Thornton

Site: 18 Overfield Close, Ratby

Proposal: Garage Conversion and single storey rear 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 is householder application seeks planning permission for a garage conversion and single storey rear extension to a dwelling, 18 Overfield Close, Ratby.
- 2.2. The proposed garage conversion would replace the existing single garage with a bay window. The proposed single storey rear extension would span most of the width of the rear elevation at 8m in width, with a depth of 3.5m, and a lean-to roof design with a height of 2.3m at the eaves and a maximum height of 3.55m. Matching external materials are proposed in the construction.

3. Description of the Site and Surrounding Area

- 3.1. The application dwelling is located on a cul-de-sac on a large residential estate in Ratby. It is a semi-detached two storey house with a dual pitched main roof form. It has a two-storey side extension from a previous permission, which created the single garage subject to this application. It is constructed of pale brown facing bricks, brown roof tiles and white uPVC windows. The block paved front drive provides off-street parking for three cars. The rear garden is enclosed by 1.8 metres high close boarded timber panel fencing.
- 3.2. There are similarly designed two storey houses within the street scene, some of which have also been extended or altered. There are also two detached bungalows to the north of the site.

4. Relevant Planning History

00/00287/FUL

- Two storey side extension
- Permitted
- 19.05.2000

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No responses have been received.

6. Consultation

- 6.1. Ratby Parish Council – No response.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 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) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide (2024)

8. Appraisal

- 8.1. Extensions and alterations to existing dwellings within settlement boundaries 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
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety and parking provision
 - Ecology and biodiversity

Design and impact upon the character of the area

- 8.2. 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.
- 8.3. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of various forms of house extensions. In respect of rear extensions, it states: 'Rear 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'.
- 8.4. The proposed single storey extension would extend 3.5m in depth and would not be visible from the public realm. The proposed design is subordinate to the existing dwelling, and it would share the same materials and general appearance of the main dwelling and would therefore respect the existing building and the local area generally.
- 8.5. The proposed garage conversion would replace the garage door with matching brickwork and a bay window. There are comparable designs of front elevations in the street scene, and the design is considered to respect the existing dwelling.
- 8.6. In summary, by virtue of its appropriate siting, scale, design and subject to the use of matching corresponding external materials, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts upon the character or appearance of the surrounding area. The proposal is therefore considered to be

acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the Council's adopted Good Design Guide.

Impact upon neighbouring and occupier residential amenity

- 8.7. 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.
- 8.8. The adjoining two storey semi-detached dwelling (No. 17) has a rear conservatory which projects approximately 3m from its rear elevations. The proposed extension would not breach the 45-degree line and would not result in any unacceptable loss of light or overbearing impacts.
- 8.9. The neighbouring dwelling to the south west (No. 19) is a detached dwelling with a footprint which extends beyond the existing rear elevation of the application dwelling. The proposed extension would extend approximately 1m in depth beyond the existing rear elevation of No. 19 and comfortably complies with the 45-degree rule. The proposed extension would therefore not result in any harm to the amenity of No.19.
- 8.10. The proposed extension would leave adequate resultant amenity space in the rear garden of the application site.
- 8.11. Overall, by virtue of its siting, single storey scale, design, and separation distances, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon highway safety

- 8.12. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the adopted SADMP requires new development to provide an appropriate level of parking provision.
- 8.13. There would be no alterations to the existing access, and the existing drive has capacity for three off street parking spaces (7.5m wide x 8m+ depth), which is sufficient for a dwelling with 4+ bedrooms.
- 8.14. In summary, the revised proposal would not result in an unsafe access arrangement for pedestrians or vehicles and demonstrates an acceptable parking and turning arrangement in accordance with policies DM17 and DM18 of the SADMP.

Ecology and biodiversity

- 8.15. The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 relates to extension and alterations to an existing dwelling located within the settlement boundary of Ratby where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.

10.2. By virtue of its siting, scale, design and subject to the use of matching corresponding external materials, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts upon the character or appearance of the surrounding area. By virtue of its siting, scale, design, and separation distances, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. The access and parking arrangement remains unchanged and is therefore acceptable. The proposal is therefore considered to be in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted SADMP and the general principles of the Council's adopted Good Design Guide and is therefore recommended for approval subject to conditions.

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:
 - Site Location Plan - Drawing No. 1678/SL
 - Proposed Block Plan - Drawing No. 1678/BP
 - Existing and Proposed Elevations and Floor Plans – Drawing No. 1678/1

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall match the corresponding materials and window detailing of the existing dwelling.

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