

Delegated Report

Planning Ref: 24/00562/HOU

Applicant: Mr Nigel Shirley

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 9 West End Barton In The Beans Nuneaton

Proposal: New and replacement doors, windows and roof

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 application seeks full planning permission for new and replacement doors and windows at 9 West End, Barton In The Beans.
- 2.2. To the southern side elevation four Velux roof lights and a three pane window to replace the existing two pane window is proposed.
- 2.3. To the eastern side elevation the existing canopy is to be removed and the projection is to be extended by approximately 1.47 metres. The existing sliding door is to be re-used and re-located.
- 2.4. To the western rear elevation the existing flat roof with parapet is to be removed and replaced with a mono pitched roof which would measure approximately 4.00 metres to the ridge and approximately 2.60 metres to the eaves. The existing garage door is to be infilled with a new single leaf access door and masonry and the set of two French doors (one with sidelights) are proposed to the ground floor elevation and a set of two bi-fold doors with a Juliette balcony is proposed to the first floor elevation.
- 2.5. The proposed external materials will match those of the existing dwelling.
- 2.6. The application is a resubmission of application 24/00363/CLP (withdrawn), as the proposed roof alterations do not fall under the remits of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling. The site is situated, within, but to the edge of the settlement boundary of Barton In The Beans, with the remainder of the surrounding open grassland being located within the countryside.
- 3.2. The external materials on application dwelling comprise of facing red brick to the walls, timber cladding to the gable face, brown tiles to the roof and white uPVC to the windows. The site fronts onto West End and is bound by vegetation and a 1.00 metre high brick wall. There is concrete hardstanding to the front of the dwelling to accommodate the integrated single garage and a gravelled amenity area which sits on a raised platform due to the sites sloping levels to the north.
- 3.3. On the opposite side of the carriageway and to the east of the site are residential properties. The site was previously the last in the building line, nevertheless an application (18/01168/OUT) was submitted by the applicant in 2018 for the erection

of a new bungalow to the north of the site and was approved in October 2019, leading to an increase in the dwellings on West End.

- 3.4. The area within which the application site is situated is characterised by ribbon development with frontages of housing facing towards West End and which back onto open fields within a semi-rural area. There are a mix of dwelling types in the area which generally occupy generous plots.

4. Relevant planning history

09/00954/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING (GRANNY ANNEX)
- WDN
- 05.03.2010

10/00397/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING (GRANNY ANNEXE - RE-SUBMISSION OF 09/00954/FUL).
- PER
- 16.07.2010

13/00372/FUL

- Installation of solar panels to existing store building creating covered storage area and erection of poly-tunnel for domestic use.
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- PER
- 02.08.2013

18/01168/OUT

- Erection of a new bungalow (Outline - access and layout)
- PER
- 10.01.2019

19/00871/REM

- Approval of reserved matters (appearance, landscaping and scale) for one residential dwelling (Outline permission ref: 18/01168/OUT)
- APRREM
- 27.09.2019

24/00363/CLP

- Lawful Development Certificate for new and replacement of doors, windows and roof
- WDN
- 07.06.2024

91/01019/4

- RETENTION OF USE AS GARDEN FROM AGRICULTURAL

- PER
- 17.12.1991

85/00590/4

- FIRST FLOOR EXTENSION TO KITCHEN AND ADDITIONAL BEDROOM
- PER
- 06.08.1985

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. Shackerstone Parish Council:

- No objections have been received.

6.2. LCC Ecology:

- *“The site is located in a rural area, with nearby trees and hedgerows providing foraging and commuting habitat for bats.*
- *The proposed development involves the replacements of a flat roof with a mono-pitch tiled roof, as well as new and replacement windows and doors.*
- *Flat roofs tend to have limited suitability for roosting bats, and the remaining roof structure will be unaltered.*
- *As such, no bat surveys are required, and I have no further comment to make.”*

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

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

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 application is a resubmission of application 24/00363/CLP, which has since been withdrawn, as the proposed roof alterations do not fall under the remits of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B.
- 8.4 The existing flat roof with a parapet to the western rear elevation is proposed to be replaced with a mono pitched roof. The ridge height would be retained, nevertheless the eaves would be set down from the existing eaves by approximately 0.30 metres, breaching Schedule 2, Part 1, Class B (i) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed amendments to the roof line, do not, however involve the enlargement of the overall ridge or eaves height and therefore is considered to be a subordinate addition to the dwelling, which would contribute to an improved design.
- 8.5 The eastern elevation is proposed to be extended by approximately 1.47 metres and the existing canopy is proposed to be removed. The proposed extension would, nevertheless remain behind the existing building line of the dwelling due to its "L" shaped design. The existing accommodated sliding door is to be re-used and re-located.
- 8.6 Additional alterations to the dwelling include the addition of four Velux roof lights and a three pane window to the southern side elevation, the infill of the existing garage door with a new single leaf access door masonry, the addition of two sets of French doors (one with sidelights) and a set of two bi-fold doors with a Juliette balcony to the western rear elevation.
- 8.7 It should be noted that the above amendment proposed within section 8.5 and 8.6 would comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 8.8 No alterations are proposed to the principle elevation.
- 8.9 The proposed external materials will match those of the existing dwelling.
- 8.10 For the above reasons it is considered that the proposal would preserve the character and appearance of the application dwelling and West End. Consequently, the proposal complies with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.12 The proposed extension to the north would replicate the existing sliding door position, albeit approximately 1.47 metres forward of the existing position. The extension would, however not project further than the existing dwellings building line and would therefore not impact the separation distances between the dwellings. By

virtue of the above there are not foreseen to be any impacts upon the neighbouring amenity to the north due to the minor nature of the alterations.

- 8.13 The proposed alterations to the south would include the replacement of the existing flat roof with parapet with a mono pitched roof hosting four Velux roof lights and the enlargement of the existing window. The ridge height of the roof is to be retained and the alterations to the windows are minor, with the proposed Velux windows sloping to the south. The approximate 21.00 metre distance would be retained between the two dwellings and therefore there are not foreseen to be any impacts upon the neighbouring amenity to the south due to the minor nature of the alterations.
- 8.14 The proposed alterations to the west of the site include the infill of the existing garage door with a new single leaf access door masonry, the addition of two sets of French doors (one with sidelights) and a set of two bi-fold doors with a Juliette balcony. To the west of the site sits an area of open green land and by virtue of this the potential impacts are limited.
- 8.15 For the above reasons it is considered that the proposal would not have any adverse impacts upon the residential neighbouring amenity and therefore the proposal complies with Policy DM10 of the 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.

10. Conclusion

- 10.1 The proposal is for a new and replacement doors and windows to an existing dwelling and located within of the settlement boundary of Barton In The Beans, 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 The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the SADMP. The proposal and is 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved application form as received by the Local Planning Authority on the 1st July 2024.

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

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

- Proposed Plans and Elevations 2073 - 03A
- Proposed Elevations 2073 - 04A
as received by the Local Planning Authority on the 16th April 2024.

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

11.3 Notes to applicant

- a.) 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.