

Delegated Report

Planning Ref: 24/00699/HOU

Applicant: Jane Rowley

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 63 Sherwood Road Stoke Golding Leicestershire

Proposal: Single storey rear extension

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 householder application seeks full planning permission for the construction of a single storey rear extension to a dwelling, 63 Sherwood Road, Stoke Golding.

2.2. The proposed single storey rear extension would measure 8 metres in width and extend 4 metres in depth across almost the entire rear elevation of the dwelling, being set in from the common side boundary by 0.15 of a metre. It would have a more contemporary flat roof design to a height of 2.9 metres with a hipped raised glazed roof lantern and full height glazed bi-fold doors to the rear elevation. It is proposed that the extension would be constructed with contrasting smooth cream coloured render to external walls and matching white uPVC windows/doors. A narrower existing rear extension would be demolished to enable the development.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Stoke Golding on a residential estate. It is a semi-detached traditionally styled bungalow with a hipped roof form, front bay window and central (shared) brick chimney stack. It has a single storey flat roof extension to half of the rear elevation. The bungalow is constructed of red/brown facing bricks, red/brown concrete interlocking roof tiles and white uPVC windows. It has a detached garage with very low profiled dual pitched roof that is set back to the side and rear of the dwelling accessed by a hard surfaced driveway. In addition to the garage there are two additional tandem off-street parking spaces on the hard surfaced driveway within the 11 metres deep site frontage. The rear garden is enclosed by 2 metres high close boarded timber fencing.

3.2. The application dwelling lies within a row of similarly designed semi-detached hipped roof bungalows of varying red brick and render appearance, many of which have some form of extension to their rear elevations. The adjoining dwelling to the west has a single storey flat roof rear extension and additional conservatory with a hipped pitched white polycarbonate roof that together extend approximately 6 metres along the common side boundary.

4. Relevant planning history

None.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Stoke Golding Parish Council.

7. Policy

7.1. Stoke Golding Neighbourhood Plan (SGNP) 2020-2039 (review 2024)

- Policy SG15: Design

7.2. Core Strategy (2009)

- No relevant policies

7.3. Site Allocations and Development Management Policies (SADMP) 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)
- Local Highway Authority Design Guide

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 parking provision

Design and impact upon the character of the area

8.2. Policy SG15 of the 'made' SGNP requires development to be in keeping with the scale, form and character of its surroundings. Policy 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. The Council's adopted Good Design Guide provides advice in respect of the siting and design of house extensions and 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.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

- 8.3 By virtue of its single storey scale, 4 metres depth and 2.9 metres height, the rear extension would appear as a clearly subordinate addition to the existing bungalow in terms of both footprint and height. Notwithstanding its flat roof design and contrasting external smooth cream coloured rendered walls, by virtue of its siting entirely to the rear the proposal would have no adverse visual impact on any street scene. The contrasting rendered walls proposed in its construction reflect its more contemporary style and by virtue of being entirely to the rear a flat roof design and contrasting appearance would be acceptable in this case. By virtue of its siting, scale, design and proposed use of complementary smooth cream coloured render to external walls and matching window materials to ensure a satisfactory appearance, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and would therefore be in accordance with Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the overall general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.4 Policy SG15 of the 'made' SGNP requires development not to adversely affect the amenities of local residents, including loss of daylight/sunlight, privacy, air quality, noise and light pollution. 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.
- 8.5 The adjoining bungalow to the west (No. 61) already extends with a blank near side elevation wall further in depth along the common side boundary and to a similar flat roof height. Therefore, the proposal would have no adverse impacts upon the residential amenity or privacy of the adjoining neighbouring occupiers.
- 8.6 The neighbouring bungalow to the east (No. 65) has also been extended to its rear elevation by a depth of approximately 2.5 metres. By virtue of the separation distance of the proposal from the side elevation of No. 65 (2.5 metre either side of the 2 metres high close boarded timber boundary fence), its flat roof design and additional depth of only approximately 1.5 metres, the proposal would not result in any significant adverse overbearing or overshadowing impacts upon the neighbouring occupiers of No. 65.
- 8.7 By virtue of the siting, scale, design, screening and separation distances, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring occupiers.

Impact upon parking provision

- 8.8 Policy SG15 of the 'made' SGNP seeks to ensure that development is in keeping with the character of its surroundings and ensure parking is integrated so that it does not dominate the street. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal would result in the reduction from a three bedroomed to a two bedroomed dwelling. There are currently at least two off-street parking spaces on the hard surfaced driveway in addition to the existing garage which is set back to the side and rear of the dwelling. This existing off-street car parking provision would be unaffected by the proposed extension and the level of provision would remain adequate to serve the resulting two bedroomed bungalow.

- 8.10 Policy SG15 of the 'made' SGNP seeks to avoid the domination of cars within the street scene. In this case, area of hard standing for off-street parking within the site frontage is an existing situation and at least 50% of the site frontage would remain soft landscaped under the submitted proposals. Therefore, the proposal would not be out of character with the wider street scene and is considered to be in general accordance with Policy SG15 of the 'made' SGNP, Policy DM18 of the adopted SADMP, the Council's adopted Good Design Guide and the local highway authority design guidance standards for a two bedroomed dwelling.

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 an extension and alterations to an existing dwelling within the settlement boundary of Stoke Golding 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 the siting, scale, design, appearance, screening and separation distances, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area and would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate existing off-street parking spaces for three vehicles and private rear amenity space of 240 square metres would be retained to serve the resulting two bedroomed bungalow. The proposal is therefore considered to be in accordance with Policy SG15 of the 'made' SGNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the overall 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: Location Plan Drawing No. 1650/SL, Proposed Block Plan Drawing No. 1650/BP and Proposed Floor Plan and Proposed Elevations Drawing No. 1650 received by the local planning authority on 17 July 2024.

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 materials to be used on the external wall elevations of the proposed extension and alteration hereby permitted shall be smooth cream coloured render and white uPVC window materials to match the existing windows of the dwelling.

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).

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 building.control@blaby.gov.uk or call 0116 272 7533.