

Delegated Report

Planning Ref: 23/00568/HOU

Applicant: Mr G McManus

Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 6 Regent Street Barwell Leicestershire

Proposal: First floor side 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 a first floor side extension with open car port beneath to a two storey semi-detached dwelling, 6 Regent Street, Barwell.

2.2. The proposed first floor side extension would be set back from the front two storey bay windows and flush with the remaining section of front elevation to their side. It would have a width of 2 metres and depth of 5.4 metres and be supported at ground floor by two columns to its external corners. It would have an asymmetric dual pitched roof design with matching pitch as the existing main roof and with eaves heights of 2.6 metres (front) and 3.3 metres (rear) and a ridge height of 6.2 metres. Two new small dual pitched gables would be formed, one above the existing front elevation window in the infill first floor flat roof extension and one above the new window proposed in the extension. No fenestration is proposed in the side or rear elevations of the extension. Matching external grey render, flat grey roof tiles and white uPVC windows are proposed in its construction.

2.3. This is a re-submitted scheme following an earlier refused application for a flat roof extension.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Barwell in a prominent plot at the entrance to a residential street. It is a two storey semi-detached house with gable sided main roof form, a traditionally styled two storey bay window fronted forward projection with dual pitched gabled roof, a small two storey flat roof infill section to the front corner with the first floor having been extended above an original cat-slide roof, and a timber single storey lean-to roof addition to its side elevation. The dwelling is constructed with light grey rendered walls, flat grey concrete roof tiles and white uPVC windows. The 4 metres deep by 8 metres wide block paved frontage provides one parallel off-street parking space.

3.2. There are similar two storey semi-detached traditionally styled dwellings to the north and south some of which have been subject to a variety of extensions. There are plain fronted two storey hipped roof dwellings opposite to the east.

4. Relevant planning history

23/00281/HOU

- First floor side extension
- Refused
- 18.05.2023

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 objection has been received from Barwell Parish Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
 - No relevant policies
- 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) (2021)
 - 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 to existing domestic properties within urban 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 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 Supplementary Planning Document (2020) provides further advice in respect of the siting and design of house extensions and states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling.'

- 8.3. The proposal would be set back from the two storey bay window projection and flush with the remaining section of front elevation to their side. It would have a clearly subordinate 2 metres width and 5.4 metres depth and an asymmetric dual

pitched roof design with clearly subordinate eaves and clearly subordinate ridge height of 6.2 metres that would match the profile and pitch of the existing main roof. Two new small dual pitched gables would be formed above the existing front elevation window and the new one proposed on the extension which would enhance the previous flat roof design of the first floor infill extension.

- 8.4 By virtue of its siting to the side elevation adjacent to an open corner plot, the proposal would be readily visible within the street scene. Notwithstanding this, by virtue of the screening of the ground floor support structure by the adjacent neighbouring garage, its clearly subordinate scale and massing, matching dual pitched roof design and the proposed use of matching external construction materials to ensure a unified appearance, it would be viewed against and integrate with the existing dwelling and therefore not be overly prominent in, or result in any significant adverse visual impact on, the dwelling or wider street scene.
- 8.5 By virtue of the siting, subordinate scale and massing, sympathetic design and subject to the proposed use of matching external materials in its construction, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general design principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 Notwithstanding that the proposal would extend up to the side boundary of the site, by virtue of its siting adjacent to a neighbouring garage, its subordinate scale and separation distance of 9 metres to the nearest neighbouring dwelling to the south (No. 4), the proposal would have no significant adverse overbearing or overshadowing impacts on this or any other neighbouring property and no additional side or rear windows are proposed that would result in any loss of privacy to any neighbouring occupiers from overlooking. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal does not result in an increase in the number of bedrooms to the dwelling which remains at three. The existing off-street parking space would be unaffected and therefore the proposal would have a neutral impact on parking provision within the site. As this is an existing situation the provision remains acceptable in this sustainable urban location close to a full range of services and facilities by alternative more sustainable transport means. The proposal is therefore considered to be acceptable in terms of Policy DM18 of the adopted 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.
- 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 is for an extension to an existing dwelling within the urban settlement of Barwell 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 to the side, subordinate scale, design and subject to the proposed use of matching external materials in its construction, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. By virtue of the siting, scale, design and separation distances, the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. Existing off-street parking of one space and adequate private amenity space would be retained within the site. The re-submitted proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the 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. 22 23 01, Site Plan Drawing No. 22 23 02 and Proposed Floor Plan and Elevations Drawing No. 22 23 03A received by the local planning authority on 8 June 2023.

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 elevations of the proposed extension and alteration shall match the corresponding materials of the existing 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.