

Delegated Report

Planning Ref: 23/01001/HOU
Applicant: Mrs Paula Yendall
Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 15 Lynwood Close Desford Leicestershire

Proposal: Replacement infill extension between dwelling and garage.

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 planning permission for a replacement single storey infill extension between the side elevation of a bungalow and the existing garage to provide an entrance lobby and toilet/shower room to 15 Lynwood Close, Desford.
- 2.2. The proposal would have a width of 1.8 metres, extend 4.4 metres in depth to be flush with the main rear elevation and have an asymmetric dual pitched roof with a side gable with front eaves height of 3.1 metres and rear eaves of 2.2 metres and a ridge height of 4.1 metres. Its front elevation would be set back 4.3 metres from the main front elevation and set forward of the garage by 0.54 metres. It would replace an existing flat roof structure.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Desford within a cul-de-sac on a residential estate. It is a semi-detached bungalow with dual pitched gable sided main roof form, a conservatory attached to the rear elevation and a flat roof garage attached to the north side elevation by a flat roofed infill link. It is constructed of plain red facing bricks, white horizontal cladding panels, grey interlocking concrete roof tiles and white uPVC windows. In addition to the garage there are one/two off-street parking spaces available on the 10.5 metres long tarmac surfaced driveway. The rear garden is enclosed by 2 metres high close boarded timber panel fencing.
- 3.2. The application dwelling lies within a row of similarly scaled and designed semi-detached bungalows with pairs of garages between.

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 Desford Parish Council.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)
- Policy H7: Housing 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 domestic properties 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 H7 of the 'made' Desford Neighbourhood Plan (DNP) seeks to ensure that all new housing extensions and alterations enhance and reinforce the local distinctiveness and character of the area in which they are situated and do not disrupt the visual amenities of the street scene.
- 8.3 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 further advice in respect of the siting and design of house extensions.
- 8.4 By virtue of its replacement/infill nature and siting between the side elevation of the bungalow and the existing garage, together with its 4.4 metres set back from the front elevation, 1.8 metres width and single storey scale with a 4.1 metres ridge height and gable sided dual pitched roof form, the proposal would be a clearly subordinate addition. By virtue of the siting, subordinate small scale, design and subject to the proposed use of matching external materials to ensure a uniform appearance, the proposal is considered to respect and complement the scale, character and appearance of the existing bungalow and to reinforce the local distinctiveness, character and visual amenities of the area in which it is situated. The proposal is therefore considered to be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP and the adopted 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.
- 8.6 By virtue of its small single storey scale, replacement infill nature, sited between the side elevation and existing garage, where it would be screened from neighbouring occupiers, together with its subordinate roof 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 and would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.7 Policy H7 of the 'made' DNP seeks that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.8 The proposal would not result in any additional bedroom space or affect the existing off-street parking provision within the existing/retained garage and on the 10.5 metres long tarmac driveway. This level of provision would therefore remain adequate to serve the existing/resulting two bedroomed bungalow and would remain in accordance with Policy H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and adopted highway authority design guidance.

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 and alteration to an existing dwelling located within the settlement boundary of Desford 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 and the proposed use of matching external materials in its construction to ensure a uniform appearance, the proposal would respect the scale, character and appearance of the existing dwelling and wider street scene and would have no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate private rear amenity space and adequate off-street parking provision of two/three spaces would be retained to serve the resulting two bedroomed bungalow. The proposal is considered to be in accordance with Policy H7 of the 'made' DNP, Policies DM1, DM10 and DM18 of the adopted SADMP and 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: Proposed Block/Site Plan and Proposed Side Elevation Drawing No. (PL)02 and Proposed (part) Ground Floor Plan, Proposed Roof Plan and Proposed Front and Rear Elevations Drawing No. (PL)01 received by the local planning authority on 13 October 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 hereby permitted 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.