

Delegated Report

Planning Ref: 24/00182/HOU

Applicant: Mr & Mrs Carolyn & John Barnes

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 3 Doctor Wright Close Markfield Leicestershire

Proposal: Single storey side extension with garage conversion

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 the construction of a single storey side extension and conversion of the garage to additional living accommodation to a dwelling, 3 Doctor Wright Close, Markfield.
- 2.2. The proposed single storey side extension would extend for the full depth of the main side elevation of the dwelling other than for a single brick set back at the front. It would infill the 2.2 metres gap between the main side elevation of the dwelling and its detached garage and include a small window. As the garage sits at an angle to the dwelling, the rear elevation of the extension would extend to a width of 8.5 metres from the main side elevation of the dwelling and for an additional depth of 1.5 metres back from the rear elevation of the garage. It includes a set of double doors for access to the rear garden. Alterations to the internal layout are also proposed to provide a large open plan kitchen/dining/family area. The extension would have a flat roof form to a height of 3 metres and includes two raised hipped roof lanterns to a height of 3.4 metres. Matching corresponding external materials and header and cill detailing are proposed in its construction.
- 2.3. An amended plan has been submitted in respect of the proposed garage conversion to retain the existing up and over garage door to the front elevation and provide a replacement (second) hardbound surfaced off-street parking space within the site frontage of 5.5 metres in length and 2.5 metres in width. By virtue of the nature of the amendments and the lack of any objections the original submission, no re-consultations are considered to be necessary or have been undertaken in this case.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Markfield on a recently constructed residential estate and at the end of a small cul-de-sac. It is a detached two storey house with gable sided roof form and a detached single garage with gable sided roof form located at an angle to the side elevation. It has a front porch with lean-to roof. The dwelling is constructed with red textured facing bricks, stone effect headers and cills to windows and blue brick eaves detailing, plain grey concrete roof tiles and white uPVC cottage style windows. The garage is constructed in a similar facing bricks but plain red/brown concrete roof tiles and a white up and over door. In addition to the single garage serving the dwelling there is a 6 metres long and 3.5 metres wide tarmac surfaced driveway providing a second off-street parking space. The rear garden is enclosed by a 2 metres high blue brick retaining wall and 2 metres high solid close boarded timber fencing.

- 3.2. The application dwelling lies at the end of a small cul-de-sac of two storey detached houses with gable sided roof form and a variety of designs. There is a small terrace of three two storey dwellings with gable sided roof form on a higher ground level to the part rear (north) and an open/undeveloped paddock area to the part rear/side (northwest).

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Leicestershire County Council raise no objections and refer to the consideration of standing highway design guidance.
- 6.2. No objection/comment has been received from Leicestershire County Council (Ecology).
- 6.3. No objection has been received from Markfield Parish Council.

7. Policy

- 7.1. Markfield Neighbourhood Plan (MNP) 2020-2039 (2021)
- Policy M10: 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 DM17: Highways and Transportation
 - 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 M10 of the 'made' Markfield Neighbourhood Plan (MNP) states that to be supported development must be sympathetic to local character and be in keeping with the scale, form and character of its surroundings.
- 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 and states:
- '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.'*
- 8.4 The proposed single storey side extension would extend for the full depth of the main side elevation of the dwelling other than for a single brick set back from the front elevation of the dwelling. It would infill the 2.2 metres gap between the main side elevation of the dwelling and its detached garage but would be set back from the front elevation of the detached garage by a full 1 metre and would have a clearly subordinate 3 metres high flat roof design which taken together would maintain the visual distinction between the two structures. Matching external materials are proposed in its construction together with a small, well-proportioned window with matching stone effect header and cill detailing as the existing dwelling within the front elevation of the extension which together and would result in a uniform and integrated character and appearance. By virtue of its single storey scale, unobtrusive siting between the side elevation of the dwelling and the garage and its 1 metre set back, only a small 2 metres wide section of the proposal would be visible from directly in front of the house. As a result, notwithstanding the proposed flat roof design, it is considered that the proposed extension would not result in any significant adverse visual impacts upon the character or appearance of the application dwelling or the wider street scene and would therefore be acceptable in design terms in this case.
- 8.5 By virtue of the amended plans which include the retention of the existing garage door to the front elevation, the proposed garage conversion would have no significant adverse visual impacts on the street scene. The proposed widening of the driveway to provide a replacement/second parking space would not result in any significant adverse visual impacts on the character or appearance of the street scene subject to appropriate hard bound surfacing as indicated on the submitted amended Proposed Parking Plan.
- 8.6 By virtue of the siting, scale, design and subject to the proposed use of matching corresponding external materials and window detailing, it is considered that the proposed extension and alterations and garage conversion would respect the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the character or appearance of the street scene or surrounding area. The proposals are therefore considered to be acceptable in design terms and in accordance with Policy M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy M10 of the 'made' MNP seeks to ensure that the amenities of residents in the area are not significantly adversely affected including by loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.8 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.
- 8.9 By virtue of its unobtrusive siting between the side elevation of the dwelling and its detached garage together with the single storey scale, flat roof design, separation distances to, and existing screening from, the neighbouring properties, it is considered that the proposals 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 M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy M10 of the 'made' MNP seeks that development provides adequate external space for vehicles. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The site currently provides two off-street parking spaces in the garage and on the 6 metres long and 3.5 metres wide tarmac surfaced driveway to the front of the garage. No additional bedrooms are proposed but the proposed garage conversion would result in the loss of one of the two spaces available. Therefore, a replacement/second space of appropriate dimensions of 5.5 metres in length and 2.5 metres in width is proposed within the site frontage through the extension of the existing driveway to a new width of 5 metres and with appropriate hard bound surfacing to ensure a satisfactory finish and appearance. This level of off-street parking provision would remain adequate to serve the resulting dwelling in accordance with Policy M10 of the 'made' MNP, Policy DM18 of the adopted SADMP and the local highway authority design guide.

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 extensions and alterations to an existing dwelling within the settlement boundary of Markfield 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 unobtrusive siting, scale, design and subject to the proposed use of matching corresponding external materials and window detailing, it is considered that the proposed extension and alterations and garage conversion would respect the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the character or appearance of the street scene or surrounding area. By virtue of the siting, scale, design, separation distances and existing screening the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. Adequate off-street parking of two spaces and adequate private rear amenity space of approximately 100 square metres would be retained to serve the resulting dwelling. The proposals are considered to be in accordance with Policy M10 of the 'made' MNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 and full accordance with the submitted application details, as follows: Location Plan, Proposed Site Plan, Proposed Roof Plan, Proposed Ground Floor Plan, Proposed (amended) Elevations and Proposed (amended) Parking Plan Drawing No. CJB01-02-24PL as amended and received by the local planning authority on 18 March 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 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).

4. Within one month of the commencement of the garage conversion hereby permitted, a minimum of two off-street parking spaces shall have been provided and surfaced in permeable hard bound materials in full accordance with the details submitted on the approved Proposed (amended) Parking Plan Drawing No. CJB01-02-24PL received by the local planning authority on 18 March 2024. Once provided, the two onsite parking spaces shall be permanently so maintained and retained at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to serve the dwelling to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policies DM17 and DM18 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.