

Delegated Report

Planning Ref: 25/00102/HOU
Applicant: Mr Michael Coffey
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 22 Castlemaine Drive Hinckley 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 application seeks full planning permission for a single storey rear extension at 22 Castlemaine Drive, Hinckley.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation by 2.00 metres and would feature a width of 4.00 metres. It would feature a flat roof which would measure 2.05 metres in height.
- 2.3. Additional alterations include the addition of a set of French doors to the rear elevation of the extension.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within a cul-de-sac, within the settlement boundary of Hinckley. The site is also situated within a Great Crested Newt Breeding Pond constraint.
- 3.2. The mid 70's application dwelling comprises red brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows. A flat roof garage adjoins the dwelling to the east which is set back from the principle elevation by approximately 4.40 metres. To the sites frontage sits a slim tarmacadam hardstanding suitable to host off-street parking in a tandem form and a grassed amenity area.
- 3.3. Castlemaine Drive is characterised by semi-detached two storey dwellings, uniform in design and appearance.
- 3.4. The proposed scheme previously sought to obtain a certificate of proposed lawful use under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, however, was withdrawn by the agent as the proposed enlargement would be joined to an existing enlargement of the dwellinghouse not falling under the requirements of the legislation.

4. Relevant planning history

75/01713/4M

- Erection of 42 dwellings with new roads and sewers
- Planning Permission

- 23.12.1975

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received.

6. Consultation

6.1. LCC Ecology:

“The proposed development consists of a single storey rear extension, attached to the existing flat roof garage. Sited on existing garden the proposed works do not tie into the existing roof, tiles or soffits of the existing two storey dwelling. Therefore, the impact on local ecology is likely to be minimal. As such, no ecological surveys are required, and we have no objection.”

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 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) (2024)
 - 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 regards to scale, layout, density, mass, design, materials and architectural features.
- 8.3. This application seeks full planning permission for a single storey rear extension at 22 Castlemaine Drive, Hinckley.
- 8.4. The Councils Good Design Guide states that *“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 that;

“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.”

- 8.5 The proposed single storey extension would be situated to the rear of the site and would project outwards from the existing rear elevation hosting the kitchen by a modest 2.00 metres replicating the projection of the existing garage. It would span the entire width of the main dwelling adjoining to the existing garages eastern (side) elevation not extending past the existing building line and would feature a flat roof form which would measure 2.05 metres in height. Flat roof additions are not usually supported as they do not represent the traditional roof form prevalent within the borough. However, as the application dwelling already accommodates a flat roof form to the existing side elevation (which the proposal would be connected to) and as the height of the extension replicates the height of the garage which would appear subordinate to the original dwelling, the addition to the dwelling is considered to be acceptable. Views of the rear of the site can be observed to the west of Castlemaine Drive due to the plots location, nevertheless the proposed addition would be screened by the existing garage and vegetation bearing no further impact upon the character of the area.
- 8.6 Additional alterations include the addition of a set of French doors to the rear elevation of the extension.
- 8.7 The proposed external materials would match those of the existing dwelling.
- 8.8 By virtue of the above, the proposal would be an appropriate addition to the dwelling which would not be prominent or result in any wider impacts upon the wider street scene and is therefore considered to be in accordance with Policy DM10 of the SADMP and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.10 The proposal would abut to the sites shared boundary to the west, however, would only extend past 21 Castlemaine Drive's main dwellings rear elevation by a modest 2.00 metres bearing no impact in terms of loss of light. No openings are proposed to this elevation ensuring the privacy of no.21 remains.
- 8.11 The proposal would not extend past the existing garage at the application site in terms of projection or height bearing no impacts upon the occupiers of 23 Castlemaine Drive.
- 8.12 A set of French doors are proposed to the rear elevation of the extension, however they are not considered to bear any impact upon the dwelling to the north, 5 Portland Drive by way of the 20.62 metre separation distance in place along with the existing boundary treatments.
- 8.13 The proposal would therefore be in accordance with Policy DM10 of the SADMP. No objections have been received from any neighbouring properties.

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 proposed development is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.

10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that 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 Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 6th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

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

- Site Location Plan
- Existing & Proposed Floor Plans and Rear Elevation
- Existing Elevations and Proposed Side Elevations
- Existing Side, Front and Rear Elevations and Proposed Side Elevation
All as received by the Local Planning Authority on the 6th February 2025.
- Block Plan as received by the Local Planning Authority on the 26th February 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

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.