

Delegated Report

Planning Ref: 24/01084/HOU
Applicant: Mr Adam Marklew
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 19 Tennyson Road Hinckley Leicestershire

Proposal: Two storey 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 planning permission for a two storey side extension to a dwelling, 19 Tennyson Road, Hinckley.

2.2. The proposed two storey side extension would extend 4.25 metres in width from the original side elevation of the dwelling. It would be flush with the main front elevation at ground floor and set back by 1 metre at first floor with a lean-to roof between to the front elevation. It would extend 7.1 metres in overall depth to be flush with the main rear elevation of the dwelling. It would have a dual pitched gable sided roof form with matching eaves and ridge heights as the existing main roof. It is proposed to be constructed in matching corresponding external materials. It would replace an existing single storey side extension of a narrower width that has a flat roof form.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Hinckley on a prominent corner plot within an established residential estate. It is a detached two storey house with gable fronted main roof form, a single storey side extension with flat roof form and a car port and porch with flat roof form to the other side and front elevations. It is constructed of red/brown multi facing bricks and dark brown concrete hanging tiles to the first floor front elevation, brown concrete interlocking roof tiles and dark brown uPVC windows and doors. In addition to the car port there are two further off-street parking spaces on 7 metres deep and 7 metres wide concrete slab hard standing within the site frontage. The front garden is open plan, the side/rear garden is enclosed by 2 metres high close boarded timber fencing.

3.2. Neighbouring dwellings are two storey and of similar style/age and comprise a mix of detached houses with gable fronted roof form and semi-detached houses with gable sided roof form and either tile hung or rendered panels to the front elevations.

4. Relevant planning history

84/01109/4

- Living room hall and w c extensions to side elevations
- Permitted
- 07.01.1985

83/00398/4

- Erection of a porch
- Permitted
- 27.05.1983

75/01455/4M

- Living room extension
- Permitted
- 26.11.1975

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 other consultations are necessary or have been undertaken.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 7.2. 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
- 7.3. 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)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations 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
- Biodiversity

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 provides further advice in respect of the siting and design of various forms 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. Any proposal for a two storey side extension

should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.'

8.3 The proposed two storey side extension would be constructed flush with the main front elevation at ground floor but be set back by 1 metre at first floor with an appropriate lean-to roof link between on the front elevation providing a satisfactory design solution. It would extend to an appropriate overall depth of 7.1 metres to be flush with the main rear elevation. It would have an appropriate dual pitched gable sided roof form with matching pitch, eaves and ridge heights as the existing main roof. The proposal would not be subordinate in height and would therefore conflict with the adopted GDG in this respect and it would extend for 4.25 metres in width, over half the 6.5 metres width of the existing dwelling. However, notwithstanding this, it is considered that by virtue of the 1 metre set back at first floor and appropriate roof design, the proposal would nevertheless still appear as an appropriate addition that would not overwhelm the existing dwelling as the main front gable would remain the dominant element of the resulting dwelling. Notwithstanding its width, the proposal would still be set inside the side/highway boundary of the corner plot by a minimum of three metres and therefore it is considered that it would not appear as an overly prominent feature within the wider street scene or overdevelop the plot. The proposal would have appropriately proportioned windows which along with the proposed use of matching corresponding external materials in its construction would result in a satisfactory and unified appearance.

8.4 Notwithstanding the conflict with the adopted GDG, by virtue of the siting, scale, design and proposed use of matching corresponding external materials, it is considered that the proposal would nevertheless respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the wider street scene or surrounding area. The proposal is therefore considered to be in accordance with 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 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.

8.6 By virtue of its siting to the northwest side elevation and its scale, design and separation distances of over 21 metres to any other neighbouring dwellings, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of 17 Tennyson Road located to the southeast or any other neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principals of the adopted Good Design Guide. No objections have been received from any neighbouring occupiers.

Impact upon parking provision

8.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

8.8 The proposal would result in the provision of an additional (fourth) bedroom. The site currently provides three off-street parking spaces on 7 metres deep and 7 metres wide concrete slab hard standing within the site frontage and within the car port to the far side of the dwelling, all of which would be unaffected by the proposal. This level of provision would be adequate to serve the resulting four bedroomed

dwelling and in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.9 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 located within the urban settlement boundary of Hinckley 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 (2024).
- 10.2. Notwithstanding the conflict with the adopted GDG, by virtue of the siting, scale, design and proposed use of matching corresponding external materials, it is considered that the proposal would nevertheless respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of its siting, scale, design and separation distances the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of three spaces and private amenity space of over 200 square metres would be retained to serve the resulting four bedroomed dwelling. The proposed extension and alterations are 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 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 accordance with the submitted application details, as follows: Location Plan at scale 1:1250, Block Plan No. TQRQM24331145228628 and Proposed Floor Plans, Proposed Roof Plan and Proposed Elevations Drawing No. 000_GA_AMarklew_LE100TH Revision 02 received by the local planning authority on 26 November 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 alterations 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 building.control@blaby.gov.uk or call 0116 272 7533.