

Delegated Report

Planning Ref: 23/00547/HOU

Applicant: Mrs Samantha Mather

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 64 Manor Road Desford Leicestershire

Proposal: Extension to existing summerhouse to include a garage/workshop

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 an extension to an existing outbuilding currently used as a summerhouse to provide a garage/workshop within the rear garden of a dwelling, 64 Manor Road, Desford.

2.2. The proposed garage/workshop would be located in the rear corner of the garden and would have a width of 4.2 metres and a depth of 7.4 metres with a dual pitched gable fronted roof form with an eaves height of 2.4 metres and a ridge height of 4 metres. It would be constructed with a mix of red facing bricks to the rear and side elevations and cream painted render to the front elevation and with a tiled roof.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Desford on a corner plot at the junction of Manor Road and Manor Gardens and within a residential area. It is a detached two storey, traditionally styled house with a hipped roof form, subordinate two storey front projection with dual pitched gabled roof form and bay windows to both floors. It has an enclosed entrance porch with segmental brick arch above and brick chimney stacks to both side elevations. It has a dark brown stained timber lean-to structure attached to its east side elevation, a single storey dual pitched roof range attached to its rear elevation, a detached pitched roof garage to the side and rear of the dwelling and a detached flat roof summerhouse located at the rear boundary of the plot. There is an additional access to the rear garden via a pair of timber gates leading onto Manor Gardens to the east. The site frontage comprises a 14 metres long tarmac surfaced driveway leading to a pair of timber security gates and the existing garage beyond, along with an extensive area of loose stone surfaced hard-standing providing additional off-street parking for at least three further cars.

3.2. The application dwelling is constructed with red multi facing bricks, slate roof with red ridge tiles and white uPVC windows. The existing detached garage is also of red facing bricks (side elevation with cream painted bricks) and a grey concrete tiled roof. The summerhouse has stained timber clad walls and three pairs of cream coloured patio doors. There is a 2 metres high brick boundary wall with additional trellis atop to the Manor Gardens boundary (east) and a mix of 2 metres high hedgerow and 2 metres high timber panel fencing to the west side and rear garden boundaries.

4. Relevant planning history

99/00334/FUL

- Extension to dwelling

- Permitted
- 14.06.1999

18/00023/FTPP

- Detached garage to front elevation and roof lantern to existing summer house in rear garden
- Split
- 20.08.2018

18/00412/HOU

- Detached garage to front elevation and roof lantern to existing summer house in rear garden
- Refused
- 31.05.2018

20/00608/HOU

- Single storey front and side extension and two storey rear extension
- Permitted
- 24.08.2020

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. Desford Parish Council comment that the structure is close to the boundary and due to its height, it may obstruct light to the neighbouring garden.

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) (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 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' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and 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 The proposed garage/workshop would be located in the rear corner of the long, well enclosed rear garden and approximately 7.5 metres from the highway boundary where by virtue of its siting and single storey scale it would not be visually prominent within the Manor Gardens street scene. It would have a width of 4.2 metres and a depth of 7.4 metres with a dual pitched gable fronted roof form with an eaves height of 2.4 metres and a ridge height of 4 metres. It would be constructed with a mix of red facing bricks to the rear and side elevations and cream painted render to the front elevation and with a tiled roof. By virtue of its clearly subordinate small and single storey scale, its sympathetic design and proposed use of appropriate external materials in its construction to ensure a satisfactory appearance, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and surrounding area and therefore 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 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 Desford Parish Council comment that the structure is close to the boundary and due to its height, it may obstruct light to the neighbouring garden.

- 8.7 The proposed garage/workshop would be located in the rear corner of the garden and in close proximity to the west side and north rear garden boundaries with neighbouring dwellings.

- 8.8 The neighbouring dwelling to the west (66 Manor Road) has a similarly long and extensive rear garden to the application dwelling. Other than the roof of the proposal which would hip away from the boundary to a maximum height of only 4 metres at a distance of over 2 metres from the boundary, the 7 metres long near side elevation wall of the proposal would be predominantly screened by the existing 2 metres high hedgerow and solid timber boundary fencing. By virtue of its small scale, appropriate height and design and existing screening, it is considered that

the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity or privacy of the occupiers of 66 Manor Road.

- 8.9 The neighbouring dwelling to the north (1 Manor Gardens) has the blank side elevation gable of its double garage facing the proposal which has a dual pitched roof of comparable height. Other than the rear gable of the roof, the rear elevation wall of the proposal would also be screened by the existing 2 metres high solid timber fencing. By virtue of its relative siting, small scale, appropriate height and design and existing screening, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity or privacy of the occupiers of 1 Manor Gardens.
- 8.10 Notwithstanding the comments received from Desford Parish Council, by virtue of its siting, small scale, appropriate height and design and screening, it is considered that the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and that it is therefore 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

- 8.11 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.
- 8.12 The application site currently provides off-street parking provision for a minimum of five cars on the 14 metres long tarmac surfaced driveway and additional loose stone surfaced hard-standing which covers a majority of the remainder of the 14 metres deep and 11 metres wide site frontage. This is in addition to the existing garage and driveway to the side/rear of the dwelling. This existing provision would be unaffected by the proposal and therefore would remain more than adequate to serve the resulting dwelling 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 to an ancillary outbuilding within the residential curtilage of 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 its clearly subordinate small and single storey scale, its sympathetic design and proposed use of appropriate external materials in its construction to ensure a satisfactory appearance, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and surrounding area. Notwithstanding the comments received from Desford Parish Council, by virtue of its siting, small scale, appropriate height and design and screening, it is considered that the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. Adequate private rear amenity space of approximately 200 square metres would be retained to serve the application dwelling along with more than adequate off-street parking for a minimum of five cars within the site frontage. 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 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, Proposed Block/Site Plan, Proposed Site Layout Plan and Proposed Front and Side Elevations Drawing received by the local planning authority on 26 June 2023 and Proposed Side and Rear Elevations Drawing received by the local planning authority on 31 July 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 garage/workshop extension shall be in accordance with the external materials details submitted within the Planning Application Form and shall match the corresponding materials of the existing outbuildings.

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.