

Delegated Report

Planning Ref: 23/00511/HOU
Applicant: Miss Georgina Coulthred
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 12 Milbanke Close Earl Shilton Leicestershire

Proposal: Proposed front extension, front canopy and 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 application seeks full planning permission for a front extension, front canopy and garage conversion at 12 Milbanke Close, Earl Shilton.
- 2.2. The proposed front extension would project outwards from the front elevation of the dwelling by 0.80 metres and would have a width of 2.90 metres. It would feature a hipped roof measuring approximately 2.95 metres to the ridge and approximately 2.08 metres to the eaves.
- 2.3. The proposed canopy porch would project outwards from the front elevation of the dwelling by 0.99 metres and would have a width of 5.74 metres. It would feature a hipped roof measuring approximately 2.95 metres to the ridge and approximately 2.08 metres to the eaves.
- 2.4. The proposed external materials are to match those of the original dwelling and are to feature red brick, grey marley modern concrete interlocking tiles and white uPVC windows and doors.

3. Description of the site and surrounding area

- 2.5. The application dwelling is a two-storey detached dwelling situated within a cul-de-sac, outside of the settlement boundary of Earl Shilton. The dwelling is comprised by the use of red brick, grey marley modern concrete interlocking tiles and white uPVC windows and doors. A built in single storey garage is situated to the north of the front elevation. To the west of the site sits an area of greenland
- 3.1. The application dwelling forms part of the Westfield Farm residential development for the erection of up to 350 dwellings as approved under application 14/01279/OUT.
- 3.2. The street scene is relatively uniform in scale, design and finish. However, by virtue of the development being a minor alteration to the dwelling there is not considered to be an adverse impact upon the street scene of Milbanke Close and the wider surrounding area.

4. Relevant planning history

- None relevant

5. Publicity

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

5.2.

6. Consultation

- 6.1. No objections have been received from;
- Earl Shilton Town Council

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014

- Policy 29: Design

- 7.2. Core Strategy (2009)

- Policy 2: Development in Earl Shilton

- 7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- 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)

8. Appraisal

- 8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Assessment against strategic planning policies

- 8.2. Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies (SADMP) provide a presumption in favour of sustainable development. Policy DM4 of the SADMP sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.

- 8.3. This application proposes a front extension, front canopy and garage conversion to an existing dwelling and therefore is a sustainable development within the

countryside and acceptable in principle. Compliance with the relevant sections of Policy DM4 of the SADMP will be assessed further in the following section.

Design and impact upon the character of the area

- 8.4 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.5 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 2.6. The applicant proposes to construct a canopy porch above the main entrance into the host dwelling. It would project outwards from the front elevation of the dwelling by 0.99 meters and would have a width of 5.74 metres and would feature a hipped roof measuring approximately 2.95 metres to the ridge and approximately 2.08 metres to the eaves. This aspect of the development is considered to be minor, bearing no significant impact upon the existing character of the dwelling or surrounding area.
- 8.6 The proposed front extension would project outwards from the front elevation of the dwelling by 0.80 metres and would have a width of 2.90 metres. It would feature a hipped roof measuring approximately 2.95 metres to the ridge and approximately 2.08 metres to the eaves. The proposed front extension would be visible from the street scene, but only to a minimal extent by virtue of the application dwelling facing an area of Greenland. The eaves and ridge height of the proposed front extension would replicates those of the original dwelling. The proposed extension is to host an extended office/snug. The proposed front extension and canopy would not be out of keeping with the area. A very similar design can be viewed from 7 Marvin Close, Earl Shilton.
- 8.7 The alterations to the garage are minimal. The existing garage door to the front elevation is to be replaced with four uPVC windows measuring 2.60 metres in width and 1.25 metres in height. The proposed conversion of the garage to additional living accommodation would not result in any significant adverse visual impacts on the existing dwelling or be unacceptable in principle, subject to an appropriately sized replacement off-street parking space being provided within the site as is proposed.
- 8.8 The proposed materials will be consistent with the original dwelling.
- 8.9 Criterion ii – v of Policy DM4 of the SADMP would not be relevant to this application as the proposal would not undermine the separation between settlements, not create or exacerbate ribbon development and is not located in the Green Wedge or the National Forest.
- 7.2. In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area/countryside and therefore complies with Policies DM4 and DM10 of the SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects the privacy and amenity of the nearby residents and occupiers of adjacent buildings.
- 8.11 The separation distance between the residential curtilage of the application dwelling and neighbouring property 9 Marvin Close, would remain as existing. No.9 would project approximately 2.90 metres further than the proposed development, by virtue there would not be any adverse impact upon the residential neighbouring amenity of no.9. No additional windows are proposed.
- 8.12 The neighbouring dwellings to the west 8 Milbanke Close would be located approximately 6.60 metres away from the proposed development. Due to the minimal projection of the proposed front extension and canopy and separation distance between the two dwellings there are not considered to be any adverse impacts upon no.8. No additional windows are proposed.
- 8.13 Overall, due to the separation distances of the dwellings and the proposal's minimal projection it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

Impact upon parking provision

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development do not result in the unacceptable loss of parking.
- 8.15 Section 3.151 of the Leicestershire Highways Design Guide states that "*a four-bedroom dwelling in suburban or rural areas should host three spaces*". Due to the garage being converted into a study/snug the application dwelling will only host three spaces instead of the original four, however by virtue of the parking provision still meeting the guidance as set out in the Leicestershire Highways Design Guide and there being adequate roadside parking due to the dwelling being situated within a cul-de sac the development would not have an impact upon the parking provision or highway safety.
- 8.16 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 and the Leicestershire Highways 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.

10. Conclusion

- 10.1. The proposal is located outside of the settlement boundary of Earl Shilton and is for a proposed front extension, front canopy and garage conversion at 12 Milbanke Close, Earl Shilton, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposal would respect the character of the existing dwelling and the surrounding area. It would retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. It would have no impact upon highway safety. The application is considered to be in accordance with Policies DM1, DM4, DM10 and DM18 of the SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

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 Plans and Elevations, Drg No. 3A as received by the Local Planning Authority on the 25th May 2023.

Site Location Plan & Parking Provision as received by the Local Planning Authority on the 21st June 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 25th May 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- 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