

Delegated Report

Planning Ref: 24/00912/HOU

Applicant: Mr D Evans

Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 110 Clifton Way Hinckley Leicestershire

Proposal: Single storey side, front and 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 permission to erect a single storey side extension, which will also protrude beyond the rear of the host dwelling and interconnect with an existing detached single storey garage unit.
- 2.2. The section of the side extension, measuring approx. 8.4m in depth from the proposed front elevation (sited parallel with the front of the existing entrance porch), will be under a tiled duo-pitch roof (eaves height approx. 2.5 m and ridge height 4.5 m). A mono-pitch roof above, to be erected above the host dwelling's entrance porch (under a flat roof) creating which will adjoin the side extension's proposed front roof slope, creating a "wrap around" appearance to the front elevation.
- 2.3. The remainder of the side extension, which will not be under the proposed duo pitch roof (including the section that will protrude beyond the rear elevation of the host dwelling by approx. 2.5 m) will be under a flat roof (eaves height 2.6 m). This section of the extension will interconnect with an existing detached, single storey (brick built under flat roof) garage unit.
- 2.4. The existing garage unit (to adjoin the proposed extension) is proposed to be converted into a bedroom space. The interconnecting/rear protruding (under flat roof) section of the proposed side extension will provide a shower room/W.C. The extension adjoining the side elevation will provide an extended kitchen area and a new single garage unit - including proposed door, sited parallel with the existing front porch.

3. Description of the site and surrounding area

- 3.1. 110 Clifton Road, Hinckley is a modern (late 20th Century) semi-detached dwelling, which is brick built under a tiled duo-pitch roof. A hardstanding is located to the front of the property and is currently adjoined by a relatively deep driveway sited to the side (north) of the host dwelling which connects with an existing detached garage unit (to be converted) which is located to the rear/side of the host dwelling. The proposal site is sloped (ascending west to east) and is split level, with a single storey storage shed (timber built under flat roof) located immediately behind the existing garage unit. A close boarded fence (1.8 m height) is sited adjacent to the hardstanding and driveway and runs upon the entire length of proposal site's north boundary. A pedestrian route/enclosed alleyway adjoins the boundary treatment, and itself provides pedestrian access to an area of incidental/grassed open space located immediately to the north-west of the proposal site.

3.2. The proposal site is located within a linear residential street and is surrounded by dwellings of a similar age and style (late 20th century suburban) and is also located within a larger residential estate containing similar dwellings.

3.3. A similar side extension (scale and design) has been constructed upon the side/front of the neighbouring dwelling (No.112) and flanks the north side of the pedestrian route/alleyway located between the proposal site and the neighbouring dwelling.

4. Relevant planning history

- None

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. One enquiry regarding proposed plans. No comments received.

6. Consultation

6.1. None

6.2. No third party comments received

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (Dec 2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicester Highway Design Guide (2021)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

8.2 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.3 The proposed extension's front and side elevation will be able to be viewed from the nearby highway, the adjoining pedestrian highway/alleyway and when viewed from the south section of the nearby public open space- which is located immediately to the north-east of the proposal site. However, given its scale and design, which reflects the character of the surrounding street scene and the design of a similar extension built upon the side of the neighbouring property (No 112), the proposal respects the scale and design of the host dwelling and adjoining properties, moreover, the proposal will not introduce an incongruous or harmful feature within the surrounding streetscene.
- 8.4 Given its scale and siting, the proposal will sit comfortably within its curtilage, and moreover, sufficient rear amenity space will be retained in terms both area and distance from the neighbouring dwelling's rear boundary.
- 8.5 Overall, the proposed extension would satisfy Policy DM10 of the SADMP, and relevant recommendations contained in the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.7 Given its siting and scale the proposed side extension and the relatively shallow section that will protrude beyond the rear of the host dwelling will not introduce any overshadowing or introduce an overbearing feature upon the amenity afforded the living space windows and rear amenity spaces belonging to adjoining dwellings.
- 8.8 To facilitate the proposed conversion of the existing garage (which will adjoin the proposed extension) a bi-fold door opening is proposed to be inserted in the (to be converted) bedroom space east facing elevation. However, views to the adjoining neighbour's rear amenity space will be screened by an existing 2 metre boundary treatment. Also a blank flank wall, belonging to the neighbour's rear single storey extension, is sited adjacent to this common boundary treatment, and acts as a screen to views into and out of the proposal site.
- 8.9 In view of its siting and scale, and furthermore, given the siting windows of the extensions windows will otherwise be located within the proposed front elevation (facing the highway), the proposal will not introduce any fenestration or external walls or resulting mass that will harm the privacy or amenity afforded to windows that serve neighbouring dwelling's habitable rooms.
- 8.10 Therefore the proposal accords with SADMP Policy DM10 and reflected by the guidance provided in the Good Design Guide.

Impact upon highway safety and public safety

- 8.11 Policy DM17 and DM18 of the SADMP state that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety.

- 8.12 The proposed side extension's side (west facing) elevation will be sited upon the boundary shared with an adjoining public right of way. Furthermore, a similar side extension belonging to the neighbouring dwelling (no112) will form a greater enclosure to both sides of the entrance to the pedestrian route than already exists. However, given its height and scale (including a proportion of the extension that will be under a flat roof), it is considered the siting and the cumulative mass of the proposed extension will not introduce any greater risk of crime/anti-social behaviour, and/or the perception of crime, than what is already experienced or expected from the partially enclosed pedestrian route/public right of way.
- 8.13 The proposed extension will result in the provision of one extra bedroom space, and the extended dwelling will contain 4 bedrooms in total. However, the plans submitted as part of this application demonstrate that an extended hardstanding, to be sited to the front of the proposed extension and garage space, is able to provide off-street parking for at least 3 motorcars
- 8.14 The proposal will not harm the safety afforded to the users of the adjoining highway network and therefore complies with the Leicestershire Highway Design Guide, Policies DM10, DM17 and DM18 of the SADPM and the relevant guidance provided in the HBBC Good 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 proposed development would respect the scale and character of the existing dwelling, neighbouring properties and the surrounding street scene. The proposal will retain adequate private amenity within the curtilage and would not adversely

affect the amenities of the occupiers of neighbouring properties. The proposal will protect the safety of users of the adjoining highway network and sufficient off-street parking provision would be available. On this basis, the proposal is therefore considered to be in accordance with the policies of National Planning Policy Framework, policies DM10, DM17 and DM18 of the SADMP.

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:

- Elevations and Plans REV A (including Site Block Plan and Location Plan).
Received by the Local Planning Authority 17.10.2024

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 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.