

Delegated Report

Planning Ref: 23/00732/HOU
Applicant: Ms Kaushalia Modi
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 36 Carmen Grove Groby Leicestershire

Proposal: Single storey rear and side extensions

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 the construction of single storey rear and side extensions to a dwelling, 36 Carmen Grove, Groby.

2.2. The proposed single storey rear extension would incorporate an existing single storey rear projection and infill the 3.6 metres wide and 2.5 metres deep area between it and the side boundary to a total width of 5.9 metres, the full width of the bungalow. The proposed single storey side extension would be set back 1 metre from the main front elevation and would extend for a depth of 3.6 metres and a width of 2.35 metres almost up to the side boundary of the site. Both extensions would have a flat roof design to a height of 2.8 metres and are proposed to be constructed in matching corresponding red facing brickwork and white uPVC windows and doors.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Groby on a residential estate. It is a semi-detached bungalow with hipped roof form and entrance to the side elevation. It is constructed of red facing bricks, brown concrete interlocking roof tiles and white uPVC windows. It has a narrow single storey projection attached to its rear elevation. The rear garden is well enclosed by 2 metres high solid close boarded timber panel fencing. The site frontage was occupied by a builders skip and construction materials at the time of the site visit and demolition works to the rear elevation had already been undertaken.

3.2. It lies between similar semi-detached and detached hipped roof bungalows either side and within a wider row of other bungalows of more varied design and style.

4. Relevant planning history

None.

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 objection has been received from Groby Parish Council.

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) (2021)
- 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 dwellings 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 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 and states:

'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,

'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.'

8.3 The proposed single storey rear extension would infill the 3.6 metres wide and 2.5 metres deep area between it and the side boundary and would therefore have an appropriate and clearly subordinate width and depth. The proposed single storey side extension would be set back 1 metre from the main front elevation and would extend for an appropriate depth of 3.6 metres and a width of 2.35 metres. By virtue of their footprints and flat roof design to a height of only 2.8 metres, they would both appear as clearly subordinate additions to the existing bungalow. Notwithstanding their uncharacteristic flat roof design, the rear extension would be located between two existing structures, viewed against the main hipped pitched roof of the application dwelling and would be fully screened from the surrounding area within a well enclosed rear garden. The proposal would therefore have no significant

adverse visual impacts on the character or appearance of the application dwelling or the surrounding area. Notwithstanding that the proposed flat roof side extension would be visible within the street scene, it is considered that by virtue of it being set back from the front elevation by 1 metre and located between the two neighbouring bungalows together with its small unobtrusive scale, that it would not be overly prominent within the street scene or result in any significant adverse visual impacts on the character or appearance of the application dwelling or surrounding area. Matching corresponding external materials are proposed in the construction of both extensions to ensure a satisfactory and unified external appearance to that of the existing dwelling. In assessing the flat roof design, it is noted that there is an existing and far more visually prominent flat roof extension attached to the exposed far side elevation of the adjacent neighbouring bungalow which occupies a prominent corner plot.

- 8.4 Notwithstanding their flat roof design, by virtue of the siting to the rear and set back to the side, their screening and single storey scale, together with the proposed use of matching corresponding external materials to ensure a unified appearance, the proposed extensions and alterations are nevertheless considered to respect and complement the scale, residential character and appearance of the existing dwelling and therefore would not result in any significant adverse visual impacts on the surrounding area. The proposals are therefore considered to be acceptable in design terms in this case and 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 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 The proposed single storey rear extension would extend only 2.5 metres from the existing main rear elevation of the application dwelling along the common boundary with the adjoining dwelling (No. 38). This would be less than the depth of the conservatory attached to the rear elevation of No. 38 that also extends along the common boundary and with a blank side elevation brick wall. The proposed rear extension would have the same depth as the existing rear projection of the application dwelling and would therefore be effectively screened from the neighbouring dwelling to the east (No. 34). The existing side window in the rear projection facing No. 34 would be retained but the privacy of the respective occupiers would be maintained by the existing 2 metres high solid close boarded timber panel boundary fencing between them. The windows in the rear elevation would be closer to the rear boundary at 6 metres separation but by virtue of the lower ground level of the application dwelling in relation to the side elevation of the dwelling to the north (1 The Orchard) and effective screening provided by the existing 2 metres high solid close boarded timber panel boundary fencing, the privacy of the respective occupiers would be maintained. By virtue of its siting, single storey scale, screening by existing structures and flat roof design it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on, or loss of privacy to, the occupiers of any neighbouring dwellings.
- 8.7 The proposed single storey side entrance hallway would extend for a depth of 3.6 metres and 2.35 metres in width almost up to the side boundary with the neighbouring dwelling to the east (No. 34) which is set off the side boundary by 1 metre. There is only a recessed entrance door and an obscurely glazed window in the near side elevation of No. 34 facing the site and by virtue of being sited further forward, the proposed side extension would not extend across the neighbouring

window. Notwithstanding its close proximity, by virtue of its siting, single storey scale and flat roof design it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the neighbouring occupiers.

- 8.8 By virtue of their siting, scale, design, screening by existing structures and separation distances, the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and would therefore be 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

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The proposal would not result in the creation of any additional bedroom space but it is not clear, due to the presence of a waste skip and building materials within the site frontage, as to whether any off-street parking would be provided once construction works have been completed. Therefore, a condition to require the satisfactory hard-surfacing of the site frontage to provide off-street parking would be reasonable and necessary in this case to secure such provision to serve the existing/resulting two bedroomed bungalow. Due to the 5 metres depth of the frontage, only one space of highway authority design guide dimension standards would be able to be provided. Notwithstanding that this would be one space less than the highway authority design guide provision standard for a two bedroomed dwelling, the proposal would not be any worse than the existing situation and therefore is considered to be acceptable in respect of Policy DM18 of the adopted SADMP in this case.

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Groby 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. Notwithstanding their flat roof design, by virtue of their siting, single storey scale and screening together with the proposed use of matching corresponding external materials to ensure a unified appearance, the proposed extensions and alterations are considered to respect and complement the scale, residential character and appearance of the existing dwelling and surrounding area. By virtue of their siting, scale, design, screening by existing structures and separation distances, the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate private amenity space of approximately 60 square metres would be retained within the site to serve the resulting two bedroomed dwelling along with an off-street parking space to the site frontage. The proposals would 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: Site Location Plan (ID: S1 04 SL) and Proposed Site Layout Plan (ID: S4 01_C_+02) Drawing No. 313 S4-01_C_003 Revision 01, Proposed Ground Floor Plan (ID: S4 01_C_+00) and Roof Plan (ID S4 01_C_+01) Drawing No. 313 S4-01_C_004 Revision 01 and Proposed Elevations (ID s\$ 01_C_) Drawing No. 313 S4-01_C_008 Revision 01 received by the local planning authority on 26 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 extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling and be in accordance with the external materials details provided within the submitted Planning Application Form and

on the approved Proposed Elevations Drawing No. 313 S4-01_C_008 Revision 01 received by the local planning authority on 26 July 2023.

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).

4. Notwithstanding the submitted details, within one month of the completion of the extensions hereby permitted, a minimum of one off-street parking space shall have been provided and hard-surfaced with permeable hard-bound materials (not loose aggregate) within the site frontage. Once so provided the on-site parking space shall be permanently so maintained at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to prevent deleterious materials (loose stones etc.) from being deposited in the highway in the interests of highway safety and in accordance with Policy DM17 and DM18 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.