

Delegated Report

Planning Ref: 23/00739/HOU

Applicant: Mr S. Sanderson

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 4 Crane Ley Road Groby Leicestershire

Proposal: First floor 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 first floor side extension over an existing garage/utility room of a dwelling, 4 Crane Ley Road, Groby.

2.2. The proposed first floor extension would have a width of 2.7 metres and depth of 6.1 metres with a dual pitched gable sided roof form with an eaves height of 5 metres to match that of the main roof and a subordinate ridge height of 7.4 metres. It would be constructed above the footprint of an existing garage/utility room attached to the side elevation. No specific external construction materials details have been submitted. The proposal also includes the conversion of the garage to a study with a new side elevation access door/window and a store.

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 two storey detached house with gable sided main roof form. It has a single storey hipped roof extension to its southeast side elevation with lean-to roof extending further across its front elevation above an enclosed front porch and above a ground floor bay window. It is constructed with light red/brown facing bricks, brown/grey stone slip panels to the front elevation, grey concrete interlocking roof tiles and light grey UPVC windows. In addition to the garage there is off-street parking for another three cars on the double width tarmac surfaced driveway and on loose stone surfaced hard-standing within the site frontage. The rear garden is enclosed by 2 metres high solid close boarded timber panel fencing to all three sides.

3.2. This section of Crane Ley Road is characterised by two storey detached houses with a variety of plain fronted, gable fronted and asymmetrically designed houses of similar style and construction materials, many of which have been subject to a variety of extensions and alterations.

4. Relevant planning history

19/01017/HOU

- Single storey front and garage extensions
- Permitted
- 23.12.2019

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 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 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.

8.3. The Council's adopted Good Design Guide provides further advice in respect of the siting and design 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.'

8.4. The proposed first floor extension would have an appropriate width of 2.7 metres, less than half that of the original dwelling and an appropriate depth of 6.1 metres to be flush with the existing main rear elevation. It would have a similar gable sided roof form as the existing main roof and of the same dual pitch with an eaves height of 5 metres to match that of the main roof and a clearly subordinate ridge height of 7.4 metres, 0.7 metres lower than the main roof ridge by virtue of its 2 metres set

back from the main front elevation. By virtue of its width, depth and height it would appear as a clearly subordinate addition to the existing dwelling and the design includes appropriately proportioned fenestration. As no specific external construction materials details have been submitted a condition to require the use of matching corresponding external materials in its construction would be reasonable and necessary to ensure a satisfactory and unified appearance. The existing garage door to the front elevation would be retained to serve the smaller store and therefore the proposed garage conversion would have a neutral impact on the character and appearance of the dwelling.

- 8.5 By virtue of its siting, scale, mass and design, and subject to the use of matching corresponding external materials in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. Approximately 140 square metres of private amenity space would be retained within the rear garden and would be adequate to serve the resulting four bedroomed dwelling. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The layout of the neighbouring dwelling to the southeast (No. 6) provides a garage nearest to the proposal at ground floor and by virtue of its asymmetric roof design its nearest front elevation first floor habitable room window is set in from the near side boundary of the site by approximately 4.5 metres. It also has a blank near side elevation facing the application dwelling. Therefore, notwithstanding that the first floor front elevation of the application dwelling is set forward of No. 6 by 4 metres and that the proposed first floor side extension would extend to within one metre of the site boundary, by virtue of its 2 metres set back from the front elevation together with the 5.5 metres separation distance to the nearest neighbouring window, the proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 6, it being adjacent to its blank side elevation and front driveway. The proposed new ground floor side elevation door/window to the proposed study would face only across the adjacent open driveway and not to any sensitive private areas of the neighbouring dwelling.
- 8.8 By virtue of its siting entirely to the southeast side elevation and appropriate separation distances to all other neighbouring dwellings, including 15 metres to the rear garden boundary, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any other neighbouring dwellings.
- 8.9 By virtue of the siting, scale, design and separation distances, the proposed extension 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 adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The local highway authority design guide requires the provision of three off-street car parking spaces for a dwelling of three bedrooms or more. The proposal would

result in the addition of a fourth bedroom to the application dwelling and the existing garage would be converted to alternative use. Notwithstanding this, the site currently provides three off-street car parking spaces of appropriate dimensions on the double width 6 metres long tarmac surfaced driveway and on loose stone surfaced hard-standing within the site frontage. This existing provision would be unaffected by the proposal and would be retained for such use and therefore would remain adequate to serve the resulting four bedroom dwelling in accordance with Policy DM18 of the adopted SADMP and the local highway authority guidance standards for a four bedroomed house.

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 and alteration to an existing dwelling 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. By virtue of its siting, scale, mass and design, and subject to the use of matching corresponding external materials in its construction, the proposal would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of the siting, scale, design and separation distances, the proposed extension 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 140 square metres would be retained to serve the resulting four bedroomed dwelling. The proposal would therefore be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and 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 and Site Plan Drawing No. 4CL/2023 1/3 and Proposed Floor Plans and Elevations Drawing No. 4CL/2023 2/3 received by the local planning authority on 28 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 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.