

Delegated Report

Planning Ref: 23/01213/HOU

Applicant: Davey

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Scamodale 39 Main Street Norton Juxta Twycross

Proposal: One and a half storey front extension and single storey rear extension with associated works (Revised scheme of 20/00817/HOU)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a one and a half storey front extension and single storey rear extension with associated works.
- 2.2. The proposed front extension would project outwards from the existing front (north) elevation by approximately 2.10 metres to the ground floor and approximately 2.95 metres to the first floor. It would have a depth of approximately 3.42 metres and would feature a pitched roof measuring approximately 3.20 metres to the eaves and approximately 5.30 metres to the ridge.
- 2.3. The proposed rear extension would project outwards from the existing rear (south) elevation by approximately 2.85 metres and would have a width of approximately 4.05 metres. It would feature a flat roof measuring approximately 2.80 metres in height.
- 2.4. Additional alterations include the addition of two Velux windows to the northern first floor roof elevation, two sets of bi-fold doors and a bay window to the southern ground floor elevation and the alterations and additions of windows/doors to the existing dwelling.
- 2.5. The proposed external materials include the use of red brick, white smooth through colour render and standing seam cladding in dark grey to the walls, brown interlocking tiles to the roof and plain casement uPVC windows and doors. The guttering is to be black half round and the eaves are to feature uPVC and metal fascias.

3. Description of the site and surrounding area

- 3.1. The application site comprises a one and a half storey bungalow situated within the settlement boundary of Norton Juxta. The property is designed with a dual pitched roof, flat roof dormer to its rear, and a detached double garage. The property is north facing, fronting Main Street. The site is set well above the highway. The front boundary of the site is screened by a high hedgerow and thus a limited view of the property can be seen from the highway.
- 3.2. The properties within the vicinity of the site are varied in character and appearance.
- 3.3. The application is a re-submission of application 20/00817/HOU for a proposed one and a half storey front extension, one and a half storey side extension, single storey side and rear extension and dormer window to front as approved in October 2020.

4. Relevant planning history

20/00817/HOU

- One and a half storey front extension, one and a half storey side extension, single storey side and rear extension and dormer window to front
- PER
- 08.10.2020

5. Publicity

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

6. Consultation

- 6.1. No objections have been received from Twycross Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 12: Rural Villages

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- 7.3. National Planning Policies and Guidance

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

- 7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues

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

Design and impact upon the character of the area

- 8.2. 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.

- 8.3. The proposal would include a one and a half storey front extension, which would introduce a new eaves and ridge height across the host dwelling. Notwithstanding, the ridge would still be set down from the ridge over the host dwelling and the footprint of the extension would be limited. The roof over the extension would be

pitched, and its front entrance elevation would be finished with two three panel windows. By virtue, this aspect of the proposed development would not detract from any visual amenity that the host dwelling currently provides within the street scene.

- 8.4 The proposal would also include a single storey flat roofed rear extension to the rear (south) elevation. The height of the extension would sit above the current eaves height of the existing dwelling, however only by approximately 0.35 metres. It would neither project past the eastern or western elevations.
- 8.5 The Good Design Guide states that “*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.*” The existing dwelling features a flat roofed design to the dormer situated to the rear (south) elevation of the dwelling and by virtue a flat roof forms part of the original houses design. It would also be situated in a way where it would not be viewable from a public realm and by virtue this aspect of the proposed development would not detract from any visual amenity that the host dwelling currently provides within the street scene.
- 8.6 The proposed rear extension would feature a bay window to the front (east) elevation, a set of three bi-fold doors to the side (east) elevation and a single window to the side (west) elevation.
- 8.7 Additional alterations to the dwelling include the addition of two Velux windows to the pitched roof of the front (north) elevation and the minor amendment in design, scale and position to the existing windows.
- 8.8 The proposed external materials include the use of red brick, white smooth through colour render and standing seam cladding in dark grey to the walls, brown interlocking tiles to the roof and plain casement uPVC windows and doors. The guttering is to be black half round and the eaves are to feature uPVC and metal fascias.
- 8.9 Accordingly, the proposal is considered to be in keeping with the existing character of the dwelling and surroundings in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.11 A strong line of vegetation sits to the front (northern) boundary of the site. The land to the front of the site also slopes from the south to the east increasing the height of the hedge to the east. The proposal would be significantly screened from the highway, Cock Lane.
- 8.12 To the rear (south) of the site sits 2 and 4 Chapel Lane. Both of the neighbouring properties are east facing, with outdoor residential amenity space located to the west. The proposed rear extension would be situated to the west of the application dwelling and by virtue would not cause any adverse overbearing impacts from the proposed development upon 2 or 4 Chapel Lane. A high fence also sits between the boundaries of the sites.
- 8.13 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

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 proposed development is for a property located within the settlement boundary of Norton Juxta. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.

10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 of the SADMP. The proposal and is recommended for approval subject to conditions.

10.3.

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 15th December 2023.

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

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Plan, Elevation, Block Plan & Site Location Plan, Drg No. 1490DH 21 as received by the Local Planning Authority on the 15th December 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10 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 building.control@blaby.gov.uk or call 0116 272 7533.