

Delegated Report

Planning Ref: 23/00339/HOU

Applicant: Ms T. Watts

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 5 Dalby Drive Groby Leicestershire

Proposal: Single storey rear/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 full planning permission for a single storey side and rear extension to a dwelling, 5 Dalby Drive, Groby.

2.2. The proposed single storey rear/side extension would extend 5.16 metres from the rear elevation up to 1 metre from the rear boundary and with a total width of 3 metres. It would wrap around the rear corner of the dwelling to extend 1 metre along the side elevation at a width of 1.25 metres up to 0.9 metres inside the side boundary of the site. It would have a flat roof design to a height of 3.15 metres, slightly higher than the existing eaves and with a raised glazed roof lantern. It is proposed that the extension would be constructed with matching corresponding external materials to the existing dwelling.

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 detached bungalow with gable sided roof form and garage with similar subordinate roof form attached to its left (north) side elevation. It is constructed of buff facing bricks, brown interlocking concrete roof tiles and white uPVC windows. It has a lean-to roof porch of white uPVC panel construction attached to the rear elevation which would be removed. The site frontage includes a 5.5 metres long block paved driveway leading to the garage which together provide two off-street parking spaces. The rear garden is enclosed by 1.8/2 metres high solid close boarded timber fencing.

3.2. There is a small electricity substation immediately to the north of the site and detached bungalows of varying designs and styles surrounding the site.

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

8.3. The adopted Good Design Guide states that:

'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.' Side extensions are also required to be subordinate to the existing dwelling 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.'

8.4. The proposed single storey rear/side extension would extend 5.16 metres from the rear elevation with a clearly subordinate total width of only 3 metres and would wrap around the rear corner of the dwelling to extend just 1 metre along the side elevation at a width of just 1.25 metres. It would therefore have an appropriate depth and width and clearly subordinate footprint to the existing dwelling. It would have an uncharacteristic flat roof design to a height of 3.15 metres, which would be marginally higher than the existing eaves of the main roof which would also have a raised glazed roof lantern. Whilst this results in an awkward relationship to the

eaves of the existing pitched roof, the proposal would nevertheless have a clearly subordinate height compared to the main 5.5 metres roof ridge height. Notwithstanding the flat roof design and height, the proposal would be discreetly sited being set 6.5 metres back from the front elevation behind a 2 metres high solid timber gate and predominantly to the rear in a well enclosed/screened rear garden where it would not be visually prominent.

- 8.5 On balance, it is considered that by virtue of its siting, screening, clearly subordinate single storey scale and footprint, and the proposed use of matching corresponding external materials in its construction to ensure a satisfactory appearance, that the proposal would be acceptable in design terms in this particular case. The proposal would respect the scale and appearance of the existing dwelling and would not result in any significant or adverse visual impacts on the character or appearance of the surrounding area. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. The existing dual pitched roof garage would originally have had a flat roof design and these remain a characteristic feature in the wider street scene.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The neighbouring bungalow to the south (No. 7) is set off the side boundary by approximately 3 metres with a garage attached to its near side elevation located between. The proposal would extend for a total depth of only 4 metres beyond the main rear elevation of No. 7 at single storey scale with a flat roof design to a height of only 3.15 metres and at 0.9 metres inside the side boundary. By virtue of this depth, single storey scale, flat roof design and separation distance from any principle habitable room windows in the rear elevation of No. 7, together with the screening of a majority of the proposal by the existing 2 metres high solid close boarded timber side boundary fencing, the proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 7 and there are no windows proposed that would result in any loss of privacy to the occupiers from any potential overlooking.
- 8.8 By virtue of its single storey scale, flat roof design and approximate 14 metres separation distance to the rear elevation of the bungalow to the east/rear (8 Marston Drive) together with screening of a majority of the proposal by the existing 2 metres high solid close boarded timber boundary fencing, the proposal would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling. There is only a small high level window proposed in the rear elevation of the extension with a cill height of over 1.7 metres above floor level and this together with the 2 metres high solid boundary fencing would ensure that the proposal would not result in any significant loss of privacy to the neighbouring occupiers from any potential overlooking.
- 8.9 There is an electricity sub-station to the north of the site. By virtue of the siting, single storey scale, footprint, flat roof design and separation distances from all neighbouring dwellings, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties and there are no windows proposed that would result in any loss of privacy to the occupiers of any neighbouring properties from potential direct overlooking. The proposal 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 site frontage includes a 5.5 metres long block paved driveway leading to the garage which together provide two off-street parking spaces which would be unaffected by the proposal. The proposal would provide a garden room and remain a two bedroomed bungalow. The existing two off-street parking spaces would remain adequate to serve the existing/resulting two bedroomed dwelling. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, the adopted Good Design Guide and the local highway authority design guidance standards.

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 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. Notwithstanding the proposed flat roof design and its height, by virtue of the discreet siting set well back from the front elevation and predominantly to the rear in a well enclosed rear garden, its subordinate single storey scale and footprint, and subject to the proposed use of matching corresponding external materials in its construction to ensure a satisfactory appearance, the proposal is considered to be acceptable in design terms and to respect the scale and appearance of the existing dwelling and to have no significant or adverse visual impacts on the character or appearance of the surrounding area or the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces and adequate private amenity space of approximately 75 square metres would be retained to serve

the existing/resulting two bedroomed dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of 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 Proposed Site Plan Drawing No. 5DD/2023 1/2 and Proposed Floor Plan, Roof Plan and Elevations Drawing No. 5DD/2023 2/2 received by the local planning authority on 5 April 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.