

Delegated Report

Planning Ref: 24/00827/HOU

Applicant: Mr and Mrs Ben and Anna Madden

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 4 Wolsey Close Groby Leicester

Proposal: Two storey and single storey rear extension and a front porch

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 construct a rear extension to the host property and single storey front extension (under a duo pitched tiled roof) that will provide a porch entrance to the dwelling.
- 2.2. The proposed rear extension consists of a two storey and single storey element that spans the width of the host dwelling's original rear elevation. The proposal will also cover the footprint of an existing single storey conservatory that is proposed to be demolished as part of this application.
- 2.3. The two storey element will protrude from the host dwelling's existing two storey side (north) elevation by 3.5m and will span approximately three quarters of the width (5.3m) of the existing rear elevation. This element of the rear extension will be under a tiled duo-pitch roof that will adjoin perpendicular to the host dwelling's main roof and will create a two storey protruding rear gable feature (ridge height of 6.8m and lowest eaves height of 5.11m). The extended first floor will provide an extra bedroom and en-suite space.
- 2.4. The rear extension includes a single storey element that will adjoin the side (south) of the proposed two storey element and extend to the boundary shared with the adjoining dwelling (No.3 Wolsey Close). The single storey part of the rear extension will be under a flat roof and will integrate with the space to be created under the two storey element and will provide an open plan lounge/diner space. This space will be accessed by bi-fold doors to be inserted within the extensions ground floor/rear elevation.
- 2.5. A new window opening is proposed to be inserted in the host dwellings lower side elevation (north) and will to serve a proposed W.C space, plus a new window opening is proposed to be inserted in the existing upper north elevation to serve a proposed home office space. Both openings will be sited close to the point where the proposed rear extension's side (north) elevation will adjoin the host dwelling's existing side elevation. A rooflight type window is also proposed to be inserted within the host dwelling's existing rear roof slope.

3. Description of the site and surrounding area

- 3.1. 4 Wolsey Close is a two storey brick built (under a pitched tiled roof) dwellinghouse, located at the north end of a row of four terraced properties.
- 3.2. The property is of a modern design (late 20C) and the adjoining and surrounding dwellings (west, south and east) are of a similar design/period.
- 3.3. The host dwelling occupies a corner plot, whereby a hardstanding and double space garage unit are located to its north side, which are both accessed from the adjoining highway (Wolsey Close). The highway adjacent to the proposal site follows a curved route and a primary school (Lady Jane Grey) and its surrounding grounds are located immediately to its north. A boundary treatment consisting of an established and maintained hedgerow (approx. 3m height) is sited upon the school's southern boundary and adjacent to the back of the pedestrian highway.

4. Relevant planning history

15/00774/HOU

- Two storey rear extension
- PER
- 16.10.2015

5. Publicity

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

6. Consultation

- 6.1. Groby Parish Council - No Objection to proposed development.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.2. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.3. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire 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. This is further supported through the adopted Good Design Guide.
- 8.3 The side (north) elevation that will serve the two storey element of the proposed rear extension, together with the host dwelling's existing side (north) elevation will form a relatively large mass/expanse of blank (brick built) wall, which would be viewed from the nearby highway.
- 8.4 The proposed side elevation, however, will be set back (at its closest point) approx. 7 metres from the back of the nearby pedestrian highway, this includes the intervening curtilage of associated with the host dwelling, which is used as a hardstanding space. Furthermore, the pitch roof above the proposal will fall away from its proposed side elevation, which in turn decreases the extensions visual impact when viewed from the highway. Also, despite being under a proposed flat roof, which does not mirror the existing pitch roof above the host dwelling, the single storey element of the proposed rear extension will not be able to be viewed from the nearby highway.
- 8.5 The proposed development also proposes the insertion of window openings within the ground floor and first floor of the existing side (north) elevation. These elements will introduce features break-up and "soften" the appearance, of what would otherwise be an (enlarged) blank elevation that can be viewed from the nearby highway/streetscene.
- 8.6 Therefore, by virtue of its siting, the proposed roof slope orientation and siting proposed fenestration it is considered that the rear extension, and in particular the extended two storey side elevation (north), will not introduce an overbearing, incongruous or harmful feature within the surrounding streetscene.
- 8.7 The proposed rear extension is relatively large considering the resulting cumulative mass of the host dwelling. However, a distance of approx. 7 metres will be retained between the proposed rear elevation and the proposal site's rear amenity space's rear boundary. Secondly, given its relatively large curtilage (corner plot) the proposed extensions will sit comfortably within its surrounding plot and will retain sufficient outdoor amenity space for its occupants to enjoy. Otherwise, given the height and scale of the proposed rear extension, the proposal will be subservient in scale to the host dwelling.
- 8.8 The proposed front porch will be a relatively shallow extension that will protrude for the host dwellings lower front elevation and is a typical domestic feature identified in the surrounding streetscene.
- 8.9 Overall, in consideration of its design/materials, scale and siting the proposed development is sympathetic to the design and scale of the existing dwelling and neighbouring properties and therefore accords with Policy DM10 of the SADMP and relevant recommendations regarding front and rear extensions and amenity space contained in the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 The two storey element of the proposed rear extension will introduce a relatively large feature that can be viewed from the rear amenity space belonging to the adjoining neighbour (no.3) and the dwellings (No.5 & No.6 Wolsey Close) that are located to the directly beyond of the host dwelling's rear (eastern) boundary treatment.
- 8.12 The proposed two storey element's upper side elevation (south facing) will be set back from the common boundary shared with the adjoining neighbour (No.3) by approx. 4.5 metres. This is considered to be a sufficient distance as to not introduce an oppressive feature upon the rear amenity space enjoyed by neighbouring occupants.
- 8.13 Moreover, as denoted on the floor plans submitted as part of this application, the two storey element of the proposed rear extension will not intersect 45 degree splay lines drawn from the quarter point from the edge of the closest ground floor and first floor living space windows belonging to the adjoining dwelling (No.3). Therefore, the proposed extension's two storey element will not introduce any significant overshadowing upon the adjoining neighbour's habitable rooms or area of rear amenity space most enjoyed by its occupants.
- 8.14 A 45 degree splay line drawn from the centre of the closest rear elevation window serving the closest ground floor habitable room belonging to the adjoining neighbour (No.3) will cut across the corner of the single storey element of the proposed rear extension. However, the single storey will be under a flat roof and therefore a relatively small proportion (approx. 0.9 metres) of its blank upper side elevation (south) will protrude above the boundary treatment shared between the adjoining properties. Therefore, in consideration of its siting, height and orientation in relation to sunlight it is considered the single storey rear extension will not introduce any significant overshadowing or an overbearing/oppressive feature upon the adjoining neighbour's ground floor rear windows (serving habitable rooms) and its rear amenity space.
- 8.15 The proposed rear extension will introduce window openings (serving habitable rooms) that will directly face neighbouring properties (Nos. 5 & 6 Wolsey Cl) located beyond the proposal site's rear (eastern) boundary. However, a distance of approximately 21 metres will be retained between the proposed extension's rear elevation and the windows sited within the facing dwelling's rear elevation. In accordance with the HBBC's Good Design Guide, this distance is considered to be sufficient as to not to harm the privacy afforded to windows that serve neighbouring dwellings' habitable rooms.
- 8.16 The proposal will not otherwise introduce fenestration that will create any further overlooking of neighbouring property's living spaces or rear amenity space than that is already experience from the siting of existing windows.
- 8.17 In view of the above considerations, the proposal is considered to comply with Policy DM10 of the SADMP and the relevant guidance provided in the Good Design Guide.

Impact upon highway safety

- 8.18 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.
- 8.19 An existing bedroom space belonging to the host dwelling is proposed to be used as a study room, and therefore, the proposal will not introduce net additional bedroom spaces. Despite the proposed internal layout (3 bedrooms and home office) a hardstanding and adjoining double space garage will be retained for provision of at least four off-street parking spaces.
- 8.20 The Leicestershire Highway Design Guide requires there is sufficient off-street accommodation for vehicles and recommends that at least two off-street parking spaces are retained for dwellings containing three bedrooms. The host dwelling at present provides the required parking standard associated with a 3-4 bedroom dwelling and will be retained as part of this application. Therefore, the application complies with Policy DM18 of the SADMP and the associated Leicestershire Highway 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.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 of the SADMP and the wider policies of the NPPF
- 10.2. The proposed development would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. In addition, sufficient off-street parking provision would be available on the site. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP and is 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:

- Drg.No: BAM01-0721-PI Rev1 - Site location plan, proposed block plan, proposed floor plans, proposed roof plan and proposed elevations. 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, with exception for the specific external finishes noted on approved Drg.no:

- BAM01-0721-PI Rev1. Received by the local planning authority: 17.10.2024.

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.