

Delegated Report

Planning Ref: 23/00407/HOU
Applicant: Mr and Mrs J Howland
Ward: Ambien



Hinchley & Bosworth
Borough Council

Site: Orchard Cottage Main Street Sutton Cheney Leicestershire

Proposal: Single storey front and rear extensions, new solar panels to rear roof elevation and other external alterations

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 single storey front extensions, the installation of new solar panels to the rear roof elevation and other external alterations to a dwelling, Orchard House, Main Street, Sutton Cheney.
- 2.2. The proposed single storey rear extension would have a width of 10.45 metres and extend to a depth of 4.14 metres from the main rear elevation. It would have a contemporary flat roof design with parapet roof to a height of 3.2 metres. The rear elevation would have extensive almost full height glazing and two raised glazed hipped roof lanterns are proposed. An existing modern white uPVC conservatory with dual pitched glazed roof would be demolished to enable the scheme.
- 2.3. The proposed single storey front extension would be 6.2 metres in total width with a maximum depth of 1.85 metres from the main front elevation. The replacement porch would have a masonry plinth with oak framed glazing above and a dual pitched tiled roof with oak timber framed glazed gable to the front elevation. It would have an eaves height of 2.3 metres and a ridge height of 3.4 metres. A lean-to roof would extend to one side over the modified ground floor front window. The proposal would replace an existing glazed tiled hipped roof porch and modify an existing flat roof ground floor bay window. The other floating bay would be replaced with a flat window and two windows on the side elevations would be blocked up.
- 2.4. The proposal includes the use of Monocouche off-white render (in African Ivory) to all existing and proposed external walls, matching roof tiles to the front extension and replacement Residence R9 cottage style windows (in Painswick Agate Grey/green) throughout to replace the existing white uPVC framed leaded light windows.
- 2.5. An array of solar panels measuring 9.4 metres in width by up to 1.8 metres in depth is also proposed to be installed on the rear (northwest) roof elevation along with a much smaller array to the southwest side of the rear gable roof.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of the rural hamlet of Sutton Cheney and within the Sutton Cheney Conservation Area on the northwest side of Main Street. It is a two storey detached house with gable sided roof form and small two storey rear projecting gable. It has a glazed porch with hipped tiled roof to the front elevation along with two ground floor bay windows with a flat roof, one with a brick plinth and one supported by brackets. There is a large

modern dual pitched roof white uPVC conservatory attached to the rear elevation. It is constructed with modern red facing bricks, red/brown plain roof tiles and white uPVC leaded light windows. The two storey side extension has been constructed in noticeably darker red facing bricks. The front boundary is defined by a low level red brick wall with blue copings and there is an in-out block paved semi-circular driveway arrangement as well as further parking to the left hand side of the dwelling. The large rear garden is enclosed predominantly by hedgerows and also 2 metres high close boarded timber fencing.

- 3.2. There are much older detached two storey cottage style dwellings either side of the site in similarly spacious plots and open fields to the front and rear of the site.

4. Relevant planning history

03/00259/FUL

- Two storey side extension and alterations to dwelling and detached garage
- Permitted
- 25.06.2003

84/01032/4

- Single storey extensions to garage and to form store
- Permitted
- 11.12.1984

81/01158/4

- Extension to existing carport and erection of a summer house
- Permitted
- 12.01.1982

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Sutton Cheney Parish Council comment that the render colour and style should be in keeping with the conservation area.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 13: Rural Hamlets
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Delivering Renewable Energy and Low Carbon Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Sutton Cheney Conservation Area Appraisal and Map (2008)
- 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 and appearance of the dwelling and the Sutton Cheney Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character and appearance of the dwelling and the Sutton Cheney Conservation Area

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.4 Policy 13 of the adopted Core Strategy requires new development to respect the character and appearance of the Sutton Cheney Conservation Area by incorporating locally distinctive features of the conservation area into the development

8.5 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. They require that development proposals should ensure the significance of a conservation area is preserved and enhanced and state that proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.

8.6 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.'

- 8.7 The Sutton Cheney Conservation Area (SCCA) map and photographic record (2008) identify Orchard Cottage as being a 'weak' area within the SCCA, by virtue of it dating from the latter half of the 20th Century and being "a modern dwelling that does not reflect the traditional character of the settlement due to its modern brickwork and design" and overall, the building is considered to make a minor negative contribution to the character and appearance, and thus significance, of the conservation area.
- 8.8 The existing glazed tiled hipped roof front porch and adjoining projecting ground floor bay window which has a deep white uPVC flat roof currently have a discordant relationship and together are considered to detract from the overall appearance of the dwelling. These structures are proposed to be replaced by a clearly subordinate single storey front extension of appropriate 6.2 metres total width and appropriate modest depth of only 1.85 metres together with an integrated roof design with an eaves height of 2.3 metres and a ridge height of 3.4 metres incorporating a more attractive Oak framed porch with dual pitched roof and attached lean-to roof over the new appropriately proportioned flat window. These proposed alterations together with the proposed replacement of the other floating ground floor bay window with a similar appropriately proportioned flat window are considered to result in a minor enhancement to the overall character and appearance of the dwelling.
- 8.9 The proposed single storey rear extension would have an appropriate width of 10.45 metres across the rear elevation, an appropriate depth of 4.14 metres from the main rear elevation and a clearly subordinate contemporary flat roof design with parapet roof to a height of 3.2 metres. Notwithstanding that the proposed flat roof is not a feature of the existing dwelling, in this case it would be only single storey and sited entirely to the rear where it would not be a prominent feature within the street scene or the wider SCCA and it would have a contemporary design with extensive almost full height glazing and two raised glazed hipped roof lanterns and is therefore considered to be in general accordance with the adopted Good Design Guide. It would also replace an existing modern white uPVC glazed conservatory and is therefore considered to have a neutral impact on the character and appearance of the dwelling and the wider SCCA.
- 8.10 The existing two storey side extension has been constructed in noticeably darker red facing bricks which currently detracts from the overall appearance and uniformity of the dwelling and the modern brickwork used in the overall construction has been identified as having a minor negative impact on the character and appearance of the SCCA. In order to address the mismatched modern brickwork and present a more unified overall appearance, the scheme proposes the comprehensive use of Monocouche off-white render (in African Ivory) to all existing and proposed external walls, matching roof tiles to the front extension and replacement Residence R9 cottage style windows (in Painswick Agate Grey/green) throughout to replace the existing white uPVC framed leaded light windows. Sutton Cheney Parish Council comment that the render colour and style should be in keeping with the conservation area. Whilst render is not a commonly used material

for facing walls within the SCCA, its proposed use on this property would conceal the overtly modern and mismatched brickwork and the proposed off white/cream colour with texture finish, as per the sample provided, would provide consistency of appearance with the adjacent rendered cottage Tempsford. Therefore, this alteration to the external appearance of the dwelling is considered to have a minor positive visual impact on the overall character and appearance of the dwelling and neutral impact on that of the wider SCCA. The existing windows have white uPVC frames with leaded light detail. Their proposed comprehensive replacement with cottage style windows with a grey frame and glazing bar detail would better reflect the predominant and traditional style of windows found within the SCCA. All replacement windows are set within the existing openings, other than for slight alterations to the fenestration arrangements on the side elevations, and therefore the proposals are considered to result in a minor positive visual impact on the overall character and appearance of the dwelling and neutral impact on that of the wider SCCA.

- 8.11 An array of solar panels measuring 9.4 metres in width by up to 1.8 metres in depth is also proposed to be installed on the rear roof elevation along with a much smaller array to the southwest side of the rear gable roof. Policy DM2 of the adopted SADMP states that the development of renewable energy and low carbon development installations at the domestic scale will be supported where all reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts.
- 8.12 Notwithstanding that, in general, the utilitarian appearance of solar panels is not particularly sympathetic to a buildings appearance, any visual harm to either the application dwelling or the wider SCCA would be very limited in this case by virtue of the position/height of the panels on the rear roof elevation and a small section of the rear side gable roof. The proposal would also contribute positive environmental benefits in terms of renewable energy generation and contribute to the reduction of carbon emissions. There is strong support for the provision of renewable energy installations of all scales within Policy DM2 of the adopted SADMP and paragraphs 152 and 158 of the NPPF (2021) and this is a material consideration in favour of the proposal. By virtue of their siting, design and appearance it is considered that reasonable steps have been taken to avoid or mitigate any significant adverse impacts arising from the panels and that the environmental benefits of the proposal would outweigh any very limited visual harm to the dwelling or the wider SCCA in this case.
- 8.13 By virtue of their siting, layout, clearly subordinate single storey scale, acceptable design and the proposed use of sympathetic external materials and replacement appropriate windows throughout, the proposals are considered to respect and complement the scale and character of the existing dwelling and the appearance of the surrounding area. The proposals are therefore considered to have a neutral impact on the character and appearance of the application dwelling and the wider Sutton Cheney Conservation Area and therefore to preserve its character and appearance and thus significance. The proposals are therefore considered to be in accordance with Policy 13 of the adopted Core Strategy, Policies DM10, DM11 and DM12 of the adopted SADMP, the general principles of the adopted Good Design Guide, section 16 of the NPPF (2021) and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.14 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.

- 8.15 By virtue of their single storey scale and siting 4.5 metres and 5.8 metres inside the side boundaries to either neighbour (rear extension) and 7.2 metres and 7.5 metres inside the side boundaries to either neighbour (front extension) together with adequate screening of both of the neighbouring rear gardens by existing 2 metres high close boarded timber fencing and 2 metres high hedgerows which define both side boundaries, the proposals would not result in any adverse overbearing or overshadowing impacts on either neighbouring dwelling or result in any loss of privacy to the occupiers of either neighbouring property. The majority of the proposed solar panels, other than a small southwest side facing array would face directly towards the open fields to the rear rather than towards any neighbouring residential properties and therefore would not result in any significant adverse visual or noise impacts on the residential amenity of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.16 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.17 The proposals do not increase the number of bedrooms to the dwelling. There are currently up to four off-street parking spaces within the site frontage on the in-out block paved semi-circular driveway and to the left hand side of the dwelling. This existing provision would be unaffected by the proposals and would remain adequate to serve the existing/resulting four bedroomed dwelling in accordance with Policy DM18 of the adopted SADMP and current local highway design guide 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 extensions and alterations to an existing dwelling within the settlement boundary of Sutton Cheney 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 the siting, layout, single storey scale, design and the proposed use of appropriate and sympathetic external materials, the proposals are considered to respect and complement the scale and character of the existing dwelling and the appearance of the surrounding area. The proposals are therefore considered to have a neutral impact on the Sutton Cheney Conservation Area and therefore to preserve its character and appearance and thus significance. By virtue of the siting, single storey scale, design, separation distances and screening by existing boundary treatments, the proposals 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 for four vehicles and adequate private amenity space of over 540 square metres would be retained within the site to serve the dwelling. The proposals are considered to be in accordance with Policy 13 of the adopted Core Strategy, Policies DM1, DM10, DM11, DM12 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide, section 16 of the NPPF (2021) and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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: Location Plan No. 20.3859, Proposed Block Plan, Site Plan and Roof Plan 20.3859.08 Rev B and Proposed Ground Floor Plan and Elevations 20.3859.09 Rev B received by the local planning authority on 27 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 existing dwelling and the proposed extensions and alterations hereby permitted shall accord with the approved Proposed Elevations Drawing No. 20.3859.09 Rev B received by the local planning authority on 27 April; 2023 and the external materials details submitted within the email from the applicant dated 9 June 2023 as follows: Monocouche Render (African Ivory), matching existing roof tiles and Residence R9 windows (Painswick Agate Grey/green (RAL number 7038)).

Reason: To ensure that the development has a satisfactory external appearance to accord with Policies DM10, DM11 and DM12 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.