

Delegated Report

Planning Ref: 25/00237/HOU

Applicant: Mr E Highton

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 15 Beech Close Markfield Leicestershire

Proposal: Two storey side extension, single storey front extension, and conversion of existing garage

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 two-storey side extension, a single storey front extension, and the conversion of the existing garage at 15 Beech Close, Markfield.
- 2.2. The proposal includes the formation of a two-storey side extension projecting 2.475m from the side (south) elevation towards No. 16 Beech Close, measuring 8.1m in depth. It would create a cross gabled design with the main roof, with an equal eaves height of 5.2m and a ridge height of 6.5m. the new first floor element will be set back from the main elevation by 0.6m, with the ridge set down by 0.1m
- 2.3. The proposal also includes a single storey front extension with a mono pitch roof, extending 1.5m from the front elevation, with a width of 6.2m, with an eaves height of 2.3m and max height of 3.1m.
- 2.4. Lastly, the existing single storey garage is to be converted to a study/snug and would be attached to the rear elevation creating a boot room. The flat roof height of the garage would increase from 2.3m to 2.5m.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Markfield in a residential area, at the end of a cul-de-sac. It is a two-storey detached house with gable fronted dual pitched main roof. It is constructed of light brown facing bricks, brown stone cladding panel, brown concrete interlocking roof tiles, and white uPVC window. There is an undercroft and single garage set back from the dwelling on the boundary with No. 16, and a driveway with space for at least three parked vehicles. There is an enclosed private rear garden.

4. Relevant planning history

12/00743/HOU – Extensions and alterations to dwelling – Refused 15.10.2012.

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 Markfield Parish Council or LCC Highways.

7. Policy

7.1. Markfield Neighbourhood Plan (MNP) 2020-2039 (2021)

- Policy M10: Design

7.2. Core Strategy (2009)

- No relevant policies

7.3. 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

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. 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 M10 of the Markfield Neighbourhood Plan (MNP) states that to be supported development must be sympathetic to local character and be in keeping with the scale, form and character of its surroundings.

8.3. 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.

8.4. The adopted Good Design Guide states that:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. 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).'

8.5. The application dwelling is a two-storey detached house, one of a number within Beech Close which is characterised by dwellings of varying scale, size and designs, including varying designs of two storey side extensions.

- 8.6 The proposed two storey side extension would be set back at first floor level by 0.6m and set down from the main ridge by 0.1m. This would not meet the minimum parameters for setting down of ridge height as suggested as being acceptable within the adopted Good Design Guide. Notwithstanding this, the proposal would have a clearly subordinate dual pitched roof and appropriately proportioned fenestration in accordance with the design guide. In addition, by virtue of the application dwelling being set well back from the public highway at the end of a row within a small cul-de-sac and to the rear of other dwellings, it is considered that the extension would not result in the proposal appearing overly prominent in, or result in any significant visual harm to, the street scene in this case.
- 8.7 The adopted Good Design Guide states that:
"the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene."
- 8.8 The single storey front extension projects 1.5m from the front elevation and spans 6.2m in width, and features a mono pitch roof, with an eaves height of 2.3m and a maximum height of 3.1m. Whilst the extension would span more than 50% of the front elevation, in this case when considered alongside the other alterations, it would not appear overly prominent within the street scene.
- 8.9 The converted garage would lie on the same footprint as the existing building, and would join the rear elevation of the new side extension. Only glimpses of this part of the proposal would be visible from the street scene and it is considered acceptable in visual terms.
- 8.10 Subject to the use of satisfactory external materials, it is considered that the proposed extension and alterations would respect the scale, character and appearance of the existing dwelling and varied wider street scene and would therefore be acceptable in design terms and in general accordance with Policy M10 of the MNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received as a result of public consultation.

Impact upon neighbouring residential amenity

- 8.11 Policy M10 of the MNP seeks to ensure that the amenities of residents in the area are not significantly adversely affected including by loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.12 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.
- 8.13 In this case, the proposed two storey side extension would project 2.475m towards the side elevation of neighbouring No. 16, however there are no windows on these elevations that would be affected. The single storey front extension would not lead to any neighbouring amenity issues.
- 8.14 The original design of the converted outbuilding included a pitched roof with a ridge height of 3.1m. Due to the proximity to the neighbouring boundary (No. 16) and the potential overbearing impacts upon the garden of this property, Officers requested for the height of the building to be reduced. The revised flat roof height of 2.5m is considered acceptable and would meet GPDO criteria in any case.
- 8.15 Due to the relationship between the site and no. 16 and the potential for adverse neighbouring amenity impacts with any further development, permitted development rights are removed via condition.

- 8.16 By virtue of the siting, scale, design, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings and would therefore be in accordance with Policy M10 of the 'made' MNP, 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

- 8.17 Policy M10 of the 'made' MNP seeks that development provides adequate external space for vehicles. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 The proposal would result in the loss of some space within the site frontage; however, three off-street parking spaces would be retained. This level of off-street parking provision would remain adequate to serve the resulting four bedroomed dwelling in accordance with Policy M10 of the 'made' MNP, Policy DM18 of the adopted SADMP and the local highway authority 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.
- 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 Markfield 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, scale, design, the proposals are considered to respect the scale, character and appearance of the existing dwelling and wider street scene. By virtue of the siting, scale, and design, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate private rear amenity would be retained to serve the four bedroomed dwelling along with three off-street parking spaces. The

proposals are considered to be in general accordance with Policy M10 of the 'made' MNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide 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:

- Site Location Plan - Drawing No. 1329.EH.24.001,
- Proposed Plans and Elevations - Drawing No. 1239.EH.24.003 Issue E

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 extensions and alterations shall match the corresponding materials of the existing dwelling.

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

4. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E; of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers and neighbouring properties 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.