

Delegated Report

Planning Ref: 24/00334/HOU

Applicant: Mr and Mrs Kelly

Ward: Newbold Verdon with Desford & Peckleton

Site: Lyndale Lindridge Lane Desford Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Two storey rear 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 planning permission for the construction of a two storey extension to the rear elevation of a dwelling, Lyndale, Lindridge Lane, Desford, and the proposals include the formation of a ground floor annexe and the restyling of the dwelling with new external materials throughout.
- 2.2. The proposed two storey rear extension would extend up to 6.75 metres in depth from the rear elevation for a width of 8.6 metres and would have a pitched roof forming twin rear gables with matching eaves heights of 5.5 metres as the main roof and ridge heights of 7.4 metres which would be subordinate to the main roof. It is proposed that the existing dwelling and proposed extension would be constructed with vertical black cladding, pantile roof in Terracotta and new light grey uPVC or aluminium windows throughout. An existing rear conservatory would be demolished to enable the development.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located in the countryside to the north of Desford. It is a two storey detached house with dual pitched gable sided main roof form. It has a 1½ storey front extension with twin front gabled roof and a single storey front extension with lean-to roof. There is a single storey extension with dual pitched gable sided roof to the side elevation and a conservatory with multi-faceted pitched glazed roof to the rear elevation. It is constructed with smooth white render and white painted facing bricks, green pantile roof and cream painted timber windows. There is a detached double garage with dual pitched gable fronted roof form and a large loose stone surfaced forecourt, turning space and long driveway providing ample off-street parking space. The extensive plot also provides substantial private amenity space and is screened by mature landscaping.
- 3.2. There are no immediate neighbouring residential properties although the paddock land to the southwest has an extant outline planning permission for the erection of four new dwellings. Opposite the site to the northwest lies a tourist attraction (Tropical Birdland).

4. Relevant planning history

00/00685/FUL

- Conservatory extension
- Permission
- 16.08.2000

92/01127/4

- Kitchen extension
- Permitted
- 15.02.1993

85/00137/4

- Extensions to dwelling to form bedrooms and lounge entrance porch
- Permitted
- 07.03.1985

5. Publicity

- 5.1. The application has been publicised by site notice posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Desford Parish Council comment that the dwelling was constructed as a gardener's cottage for the Lindridge Hall estate and is of heritage interest and that therefore it should be extended sympathetically.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)
- Policy H7: Housing 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 DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - 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. Notwithstanding the countryside location outside of any settlement boundary, extensions and alterations to existing domestic properties 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 and surrounding countryside
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area and surrounding countryside

- 8.2 Policy H7 of the 'made' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and not disrupt the visual amenities of the street scene or impact negatively on any significant wider landscape views.
- 8.3 Policy DM4 of the adopted SADMP states that to protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. The policy goes on to list a number of categories of development that would be considered sustainable in the countryside. These include proposals for the extension and alteration of existing buildings which lead to an enhancement of the immediate setting and where, amongst other matters, the proposal does not have a significant adverse effect on the appearance and open character of the countryside.
- 8.4 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 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.'*
- 8.5 The proposed two storey rear extension would extend up to 6.75 metres in depth from the rear elevation and for a width of 8.6 metres and replace an existing conservatory. The footprint would be clearly subordinate to that of the existing dwelling and is therefore considered to be appropriate in terms of its depth and width. It would have a pitched roof forming twin rear gables with matching eaves heights of 5.5 metres as the main roof and clearly subordinate ridge heights of 7.4 metres. By virtue of its height, depth and width, the extension would respect the scale of, and appear as a clearly subordinate addition to, the existing dwelling and the twin gable design would reflect that of the existing front elevation. The proposal includes the formation of some larger scale openings and first floor Juliette balconies to the rear elevation to provide additional light to existing and new rooms and views over the surrounding gardens. The replacement of all windows throughout with light grey uPVC or aluminium windows and the proposed use of black vertical cladding to nearly all external walls and terracotta roof tiles would result in a more contemporary, but nevertheless acceptable, design and uniform external appearance.
- 8.6 The proposal would be set in from all of the well landscaped and screened boundaries of the site by a minimum of 15 metres and therefore would have no significant adverse impacts on the rural appearance or open character of the surrounding countryside.
- 8.7 Desford Parish Council refer to the dwelling having some heritage interest from its construction as a gardener's cottage for the Lindridge Hall estate. However, the dwelling is not registered as being a local heritage asset within the 'made' Desford Neighbourhood Plan, has no particular features of any architectural significance and

has been extended to three sides since original construction. The two existing brick chimney stacks are to be retained as part of the proposals. Overall, it is considered that the proposals would not result in any significant harm to a significant local heritage asset.

- 8.8 By virtue of its siting, scale, design and the proposed use of sympathetic complementary external materials to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposals are therefore considered to be in accordance with Policy H7 of the 'made' DNP, Policies DM4 and DM10 of the adopted SADMP and acceptable in terms of the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 There are no immediate neighbouring residential properties and therefore the proposals would have no adverse impacts on any residential amenity or privacy and would be in accordance with Policy DM10 of the adopted SADMP.

Impact upon parking provision

- 8.11 Policy H7 of the 'made' DNP requires that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 The proposal would result in the provision of an additional (fifth) bedroom but would not affect the existing off-street parking and turning provision within the existing double garage and on the large loose stone surfaced forecourt, turning space and long driveway which would remain more than adequate to serve the resulting five bedroomed dwelling. The proposal would therefore be in accordance with Policy H7 of the 'made' DNP and Policy DM18 of the adopted SADMP 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. Notwithstanding its location outside of any settlement boundary and therefore within designated countryside, the proposal is an extension and alteration to an existing dwelling within an established residential curtilage and therefore there is a general presumption in favour of sustainable development as set out in Policies DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, design and the proposed use of acceptable complementary external materials to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. There are no immediate neighbouring residential properties and therefore the proposals would have no adverse impacts on any residential amenity or privacy. More than adequate off-street parking and turning and private amenity space would be retained within the curtilage to serve the dwelling. The proposals would therefore be in accordance with Policy H7 of the 'made' DNP, Policies DM1, DM4, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the local highway authority 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: Location Plan Drawing No. AVD-813-LLD-PL01 and Proposed Block Plan, Proposed Floor Plans, Proposed Roof Plan and Proposed Elevations Drawing No. AVD-813-LLD-PL02 received by the local planning authority on 8 April 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 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 alterations shall be in accordance with the external materials details provided within the submitted Planning Application Form and on the approved Proposed Elevations Drawing No. AVD-813-LLD-PL02 received by the local planning authority on 8 April 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and 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.