

Delegated Report

Planning Ref: 24/00198/HOU
Applicant: Mr and Mrs Gamble
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 26 Maryland Close Barwell Leicester

Proposal: Single storey 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. The application seeks full planning consent for a single storey side extension at 26 Maryland Close, Barwell.
- 2.2. The proposed single storey side extension would project outwards from the existing side elevation by 2.42 metres and would feature a width of 7.29 metres. It would feature a mono-pitched roof which would measure approximately 3.71 metres to the ridge and approximately 2.40 metres to the eaves.
- 2.3. The proposed extension would replace the existing car port.
- 2.4. Matching corresponding external materials are proposed in the construction.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barwell on the edge of a large residential estate and at the end of a small cul-de-sac. It is a semi-detached two storey house with gable sided roof form, a car port with lean to roof attached to the side elevation and a conservatory with lean-to roof attached to the rear elevation. It is constructed of red multi facing bricks, grey concrete interlocking roof tiles and white uPVC windows. The site frontage is entirely hard surfaced in block paving and provides a minimum of two off-street parking spaces. The rear garden is enclosed by solid close boarded timber fencing of either 2 metres (to public open space) or 1.6 metres in height with trellis atop (to neighbouring garden).
- 3.2. Neighbouring development comprises similarly styled and designed semi-detached and detached two storey houses of red brick and grey concrete roof tile construction with either white or dark brown uPVC windows. There are large scale industrial/commercial units on an industrial estate to the south and an area of public open space to the west with open agricultural fields beyond.
- 3.3. An application (23/01013/HOU) was approved in December 2023 for a single storey side and rear extension (following the demolition of existing conservatory). The permission has, however not been implemented.

4. Relevant planning history

23/01013/HOU

- Single storey side and rear extension (following the demolition of existing conservatory)

- PER
- 19.12.2023

5. Publicity

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

6. Consultation

- 6.1. Barwell Parish Council;

“NO OBJECTIONS but slight concern should the residents try to gain rear access onto Parish land where there is no right of way.”

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)

- No relevant policies

- 7.2. Core Strategy (2009)

- No relevant policies

- 7.3. Site Allocations and Development Management Policies 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) (2023)
- Planning Practice Guidance (PPG)

- 7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide

8. Appraisal

- 8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Other matters

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.

- 8.3 The proposed side extension would follow the existing building line of the dwelling and would not project forward of the existing principle or rear elevations. Due to its projection and positioning to the east it would hug the existing boundary line.
- 8.4 Notwithstanding its 7.29 metres width and 2.42 metres depth, by virtue of its appropriate single storey scale and approximate 3.71 metres height, the proposed side extension would still appear as a clearly subordinate addition to the existing dwelling. It would be highly viewable from a public vantage point to the east and south due to its positioning to the side elevation, however by virtue of its scale it would not be an overly prominent feature in the street scene and it is considered that the proposal would have no significant or unacceptable adverse visual impact on the application dwelling or surrounding area.
- 8.5 The proposed extension would feature a mono-pitched roof design to match the pitched roof line of the existing dwelling and all external materials are to match those used on the existing dwelling.
- 8.6 The proposal is therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The neighbouring dwelling, 24 Maryland Close is orientated to the west and the application dwelling is orientated to the south, due to the plots being situated to the end of a cul-de sac. A generous area of open space is situated between the two plots giving them a minimum separation distance of approximately 7.14 metres. A single pane window is proposed to the principle elevation, there is not, however foreseen to be any adverse impacts upon 24 Maryland Close due to the separation distances and orientations of the dwellings.
- 8.9 The proposed side extension would not project past the existing principle or rear elevations of the dwelling and by virtue of this there would be no adverse impacts upon the neighbouring dwelling to the west, 28 Maryland Close.
- 8.10 Two single pane windows are proposed to the northern elevation hosting a downstairs toilet and utility. The windows will, however be screened by the strong line of vegetation to the northern boundary line.
- 8.11 No additional windows are proposed to the eastern elevation.
- 8.12 Overall, due to the proposal's minimal scale and alterations it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 The frontage hosts 45.30 square meters of hard surfaced area in block paving
- 8.15 The proposal does not result in the creation of any additional bedrooms, however would result in the loss of the existing car port at the site. Nevertheless, the site would still retain a minimum of two off-street parking spaces to serve the existing/resulting three bedroomed dwelling in accordance with the local highway

authority design guide standards and by virtue of this the parking provision would be unaffected. This level of provision is considered to remain adequate to serve the existing/resulting three bedroomed dwelling in this urban location with easy access to a full range of services and facilities available by alternative and more sustainable transport means.

- 8.16 The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards.

Other matters

- 8.17 Concerns have been raised from Barwell Parish Council in relations to site access being gained through the open space to the east of the site. The Local Planning Authority would like to note that right of access is a civil matter between the applicants and the Parish Council and it's a matter that has no bearing in the application.

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

- 2.5. The proposal is located inside of the settlement boundary of Barwell and is for a proposed single storey side extension at 26 Maryland Close, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

- 10.1. The proposal would respect the character of the existing dwelling and the surrounding area. It would retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighboring properties. It would have no impact upon highway safety. The application is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.3 **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
- Existing, Proposed Floor, Roof Plan, Site Location, Block Plan, Drg No. 323/MAR/23/001 as received by the Local Planning Authority on the 1st March 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 1st March 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).

4. The window to the ground floor north elevation hosting the WC shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.4 **Notes to applicant**

- a.) 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.