

Delegated Report

Planning Ref: 23/01189/HOU
Applicant: Mr Paul Boulstridge
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Pinwall Cottages Grendon Road Pinwall

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 Pinwall Cottages, Grendon Road, Pinwall.
- 2.2. The proposed side extension would project outwards from the existing side (south-east) elevation by 2.37 metres and would have a width of 5.17 metres. It would feature a mono-pitched roof measuring approximately 2.25 metres to the eaves and approximately 3.32 metres to the ridge.
- 2.3. The proposed side extension would replace an existing side extension measuring approximately 1.90 metres in depth and 4.37 metres in width.
- 2.4. The proposed external materials include the use of red facing brick to the walls, red tiles to the roof and white uPVC to the windows.

3. Description of the site and surrounding area

- 1.2. The site relates to a two-storey detached dwelling situated on a corner plot in the countryside. (Pinwall is a rural hamlet without a settlement boundary). The application dwelling comprises the use of red facing brick to the walls, red tiles to the roof and white uPVC to the windows. Pinwall Cottages sits approximately 2.15 metres back from the highway (Grendon Road), It is located to the north-east of the intersection between the B500 and B4116 Atherstone Road. To the south-east boundary the site is surrounded by a 1.00 metre high brick wall which steps to the east. Fences are present to the further side boundary elevations.
- 3.1. The street scene consists of a mixture of residential and commercial sites. To the south-west of the site sits Smiths Garage Ltd and to the south of the site sits The Red Lion public house and a small number of residential dwellings. A large area of open agricultural fields surrounds Grendon Road, Pinwall Lane, Sheepy Road and Atherstone Road.

4. Relevant planning history

- None

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. No objections have been received.

6. Consultation

6.1. Sheepy Parish Council

“Please note, this response is based on documents available on HBBC Planning Portal as at 28th December 2023. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council has reviewed the above application 23/01189/HOU – (Pinwall Cottages, Grendon Road Pinwall, Single storey side extension) and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5).”

7. Policy

7.1. Sheepy Parish Neighbourhood Plan Review (SNP) Made May 2022

- Policy S1: Countryside
- Policy S8: Design

7.2. Core Strategy (2009)

- Policy 12: Rural Villages

7.3. 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

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)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies

- Design and impact upon the character of the area and surrounding countryside
- Impact upon neighbouring residential amenity

Assessment against strategic planning policies

- 8.2 Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies (SADMP) provide a presumption in favour of sustainable development.
- 8.3 The application site lies outside any settlement boundary as defined in the Sheepy Neighbourhood Plan (SNP) 2022. As such the retrospective planning application needs to be considered against policies relating to development in the countryside.
- 8.4 Policy DM4 of the SADMP sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.
- 8.5 Paragraph of the 180 National Planning Policy Framework NPPF 2023 expects planning policies and decisions to contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.
- 8.6 Policy S1 of the Sheepy Neighbourhood Plan (SNP) 2022 seeks to ensure that the countryside (land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.
- 8.7 This application proposes a single storey side extension to an existing dwelling and therefore is a sustainable development within the countryside and acceptable in principle. Compliance with the relevant sections of Policy DM4 of the SADMP, Policy S1 of the Sheepy Neighbourhood Plan (SNP) 2022 and Paragraph 180 National Planning Policy Framework NPPF 2023 will be assessed further in the following section.

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

- 8.8 Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.9 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.10 Policy S1 of the Sheepy Neighbourhood Plan (SNP) 2022 seeks to ensure that the countryside (land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.
- 8.11 Policy S8 of the Sheepy Neighbourhood Plan (SNP) 2022 seeks to ensure that development proposals are designed with evident care so as to respond positively to the character of the area in which it is located, demonstrably respond to the features of its setting and work with the scale, form and character of the location and make a positive contribution to the street-scene.

- 8.12 The applicant proposes to construct a single storey side extension to the south-east elevation of the host dwelling. The proposed mono-pitched side extension would project outwards from the existing side (south-east) elevation by 2.37 metres and would have a width of 5.17 metres. It would replace an existing mono-pitched side extension measuring approximately 1.90 metres in depth and 4.37 metres in width. By virtue, there would be an approximate 3.95 square metre increase (12.25m² – 8.30m²).
- 8.13 The proposed mono-pitched roof is considered to complement the appearance of the original dwelling, as it would be coherent to the existing mono-pitched roof that the previous side extension hosted and the pitched roof design of the original dwelling. The eaves and ridge height would be subordinate to the existing dwelling. Notwithstanding this the extension would be subservient to the existing dwelling and would be a positive addition to the application dwelling.
- 8.14 The proposed materials will be consistent with the original dwelling.
- 8.15 The proposed extension would be highly viewable from a public vantage point from the adjacent highways due to the situation of the plot. Nevertheless, as the extension is a replacement of a similar pre-existing structure with an almost mirroring design, scale and finish there is not considered to be any adverse impacts upon the character of the area and the surrounding countryside.
- 8.16 Criterion ii – v of Policy DM4 of the SADMP would not be relevant to this application as the proposal would not undermine the separation between settlements, not create or exacerbate ribbon development and is not located in the Green Wedge or the National Forest.
- 8.17 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area/countryside and therefore complies with Policies DM4 and DM10 of the SADMP, Policies S1 and S8 of the Sheepy Neighbourhood Plan (SNP) 2022.

Impact upon neighbouring residential amenity

- 8.18 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.19 Policy S8 of the Sheepy Neighbourhood Plan (SNP) 2022 seeks to ensure that development proposals are designed with evident care so as to show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.20 A window is proposed to the side (south-east) elevation and a set of French doors are proposed to the rear (north-east) elevation of the application dwelling. Due to the application site being surrounded by agricultural land to the south-east and north-east it is considered that the proposal would not have an adverse impact upon the residential amenity of this neighbouring dwelling in terms of loss of light, overlooking or overbearing nature.
- 8.21 The nearest neighbouring site to the south-west would be situated approximately 22.98 metres away from the proposed development and the nearest neighbouring site to the south would be situated approximately 32.80 meters away from the proposed development. By virtue, due to the orientations of the site in comparison to the proposed development and the separation distances east it is considered that the proposal would not have an adverse impact upon the residential amenity of this neighbouring dwelling in terms of loss of light, overlooking or overbearing nature.

- 8.22 It is therefore considered that the proposal would not have an adverse impact upon the residential amenity of this neighbouring dwelling in terms of loss of light, overlooking or overbearing nature and therefore complies with Policies DM4 and DM10 of the SADMP, Policies S8 of the Sheepy Neighbourhood Plan (SNP) 2022.

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 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 neighbouring properties. The application is considered to be in accordance with Policies DM1, DM4, DM10 of the SADMP Policies S1 and S8 of the Sheepy Neighbourhood Plan (SNP) 2022 and Paragraph 180 National Planning Policy Framework NPPF 2023.

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 7th December 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM4, DM10 of the SADMP Policies S1 and S8 of the Sheepy Neighbourhood Plan (SNP) 2022.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing & Proposed Plans & Elevations, Drg No. 122301 as received by the Local Planning Authority on the 7th December 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM10 of the SADMP Policies S1 and S8 of the Sheepy Neighbourhood Plan (SNP) 2022.

11.3 Notes to applicant

- 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.