

## Delegated Report

**Planning Ref: 23/01220/HOU**

**Applicant: Mr and Mrs Pirie**

**Ward: Markfield Stanton & Fieldhead**



Hinckley & Bosworth  
Borough Council

**Site: 25 Preston Close Stanton Under Bardon Markfield**

**Proposal: Single storey side and rear extension**

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### **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 and rear extension at 25 Preston Close, Stanton Under Bardon.
- 2.2. The proposed side extension would project outwards from the existing side extension by a maximum of 3.79 metres and would have a width of 7.04 metres. It would feature a flat roof and would measure 2.85 metres to the eaves and 3.41 metres to the ridge.
- 2.3. The proposed rear extension would project outwards from the existing rear elevation by 4.00 metres and would have a width of 3.76 metres. It would feature a pitched roof and would measure 2.25 metres to the eaves and 3.60 metres to the ridge.
- 2.4. Additional alterations include the installation of a roof light to the side extension.
- 2.5. Alterations to the existing dwelling include the addition of a window to the side (south-east) elevation and the reduction of a window to the side (north-west) elevation.
- 2.6. The proposed external materials include the use of brown brick to the walls, sandtoft 20/20 grey tiles to the pitched roof, grey rubber membrane finish to the flat roof, and white uPVC to the windows and doors.

### **3. Description of the site and surrounding area**

- 3.1. The application site relates to a detached bungalow situated within a cul-de sac, within the settlement boundary of Stanton Under Bardon. The dwelling comprises the use of brown brick and white render to the walls, sandtoft 20/20 grey tiles to the pitched roof, grey rubber membrane finish to the flat roof, and white uPVC to the windows and doors. The site features a tarmacadam and gravel hardstanding to the front and side of the dwelling. To the north-west of the application dwelling sits a detached single car garage.
- 3.2. The dwelling is situated to the south-west of Preston Close. The immediate area is characterised with a mix of dwelling types including bungalows, dormer bungalows and 2-storey dwellings, many of which have been altered and extended. Off-street parking is provided to the front and side of existing dwellings.

#### **4. Relevant planning history**

- None relevant

#### **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. No objections have been received from Stanton Under Bardon Parish Council.

#### **7. Policy**

- 7.1. Core Strategy (2009)

- Policy 12: Rural Villages

- 7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

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

#### **8. Appraisal**

- 8.1. Key Issues

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

##### Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.3. The proposed side extension would project outwards from the existing side extension by a maximum of 3.79 metres. It would angle inwards by 65 degrees to match the building line of the existing single garage and at 4.20 metres the extension would revert back to the standard 90 degree projection angle. The proposed extension sit behind the principle elevation by approximately 4.05 metres.

- 8.4. The proposed side extension is to feature a flat roof. The Good Design Guide states that *"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."* The existing dwelling features a flat roofed design to the existing detached single

garage situated to the side (north-west) elevation of the dwelling and by virtue a flat roof forms part of the original houses design. The dwelling is angled to the north-east of Preston Close and by virtue of this the flat roof would also be situated in a way where it would be minimally viewable from a public realm and therefore this aspect of the proposed development would not detract from any visual amenity that the host dwelling currently provides within the street scene.

- 8.5 The proposed rear extension would be situated to the south-east of the dwelling and would be screened from the highway (Preston Close) by the existing dwelling as it would not project past the original building line. It would feature a pitched roof to complement the existing design of the dwelling which would follow the line of the existing roof slope. The eaves height would match that of existing dwelling and the ridge height sit 0.80 metres below that of existing dwelling.
- 8.6 Additional alterations include the addition of a roof light to the side extension.
- 8.7 The proposed extensions would host a bedroom, a sunroom and a utility.
- 8.8 The proposed materials would be consistent with the original dwelling.
- 8.9 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area and therefore complies with Policy DM10 of the SADMP.

#### Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.11 The proposed single storey rear extension would not project further than the existing building line of the neighbouring dwelling situated to the south-east, 24 Preston Close and therefore would not cause any adverse overlooking or overbearing impacts from the proposed development. No additional windows are proposed.
- 8.12 A set of three bi-fold doors are proposed to the rear (south) of the side extension. A 2 metre high fence and a strong line of vegetation measuring approximately 3.00-4.00 metres sits to the southern boundary line, screening the proposal from 16 Preston Close. By virtue of this, there would not be any adverse overlooking or overbearing impacts from the proposed development.
- 8.13 To the north-west of the rear extension two full height windows and a door are proposed and to the north-west of the side extension a full height window and a standard window are proposed as well as a roof light. 26 Preston Close is orientated to the south-east and features a single storey blank façade adjacent to the proposal along with a 2.00 metre high fence to the boundary line. The application dwelling also features a single storey one car garage which would screen the majority of the proposal. By virtue of this, there would not be any adverse overlooking or overbearing impacts from the proposed development.
- 8.14 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

## **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 proposed development is for a property located within the settlement boundary of Stanton Under Bardon. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 of the SADMP. The proposal and is 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved application form received by the Local Planning Authority on the 18th December 2023.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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. AVD-788-PCS-PL01 as received by the Local Planning Authority on the 18th December 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).

### 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.