

Delegated Report

Planning Ref: 23/01193/HOU

Applicant: Mr Bryan Moylan

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Island Lane Farm Ashby Road Stapleton Leicestershire

Proposal: Demolition of existing bay window, single storey side extension and new carport to side of detached 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 planning permission for the construction of a single storey side extension to replace an existing bay window on the dwelling and a carport extension to a detached triple garage serving the dwelling at Island Lane Farm, Ashby Road, Stapleton.
- 2.2. The proposed single storey side extension would extend 5.2 metres in width and for a depth of 6.2 metres and would have a dual pitched gable sided roof form with an eaves height of 2.4 metres and a ridge height of 4.4 metres. It would be constructed with matching corresponding plain red facing bricks, plain grey roof tiles and oak brown uPVC windows as the existing dwelling. The side gable would be almost fully glazed and the front and rear elevations would have wide glazed panels and three large roof lights to both roof elevations.
- 2.3. The proposed car port would be constructed to the southeast side of the existing triple garage. It would have a width of 4.2 metres and a depth of 6.5 metres and a dual pitched gable sided roof form with an eaves height of 3.3 metres and ridge height of 5.8 metres. It would be constructed with a decorative timber frame, red brick plinth with horizontal timber cladding to the side elevation and with matching plain grey roof tiles to match the existing garage.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located in the countryside to the north of Stapleton and to the west of Ashby Road. It is a three storey detached farmhouse style dwelling that has been extended by various two storey extensions to both side elevations and has a dual pitched gable ended roof form of varying eaves and ridge heights. There is a detached triple garage with dual pitched gable sided roof form. The application dwelling and detached garage are constructed of plain red facing bricks, small plain grey roof tiles and oak brown part timber/part uPVC windows. There are large amenity spaces to the front and side and an extensive tarmac surfaced garage forecourt providing ample off-street parking and turning and gated vehicle access directly onto Ashby Road.
- 3.2. There are single storey dual pitched roof brick and tile courtyard buildings to the rear of the dwelling enclosing a tarmac courtyard and also larger scale commercial buildings of steel frame and metal clad construction that have their own separate commercial vehicle access. The building complex is surrounded by agricultural fields.

4. Relevant planning history

87/00077/4

- Lounge and bathroom extension
- Permitted
- 23.02.1987

97/00491/FUL

- Two storey extension to dwelling
- Refused
- 25.06.1997

98/00427/FUL

- Two storey extension
- Permitted
- 15.07.1998

02/00613/COU

- COU of outbuildings to storage workshop and office
- Refused
- 18.07.2002

02/01015/COU

- COU of outbuildings to storage workshop and office and improvements to farm access
- Permitted
- 11.11.2002

03/00904/FUL

- Erection of detached triple garage
- Permitted
- 08.10.2003

05/00029/CONDIT

- Variation of planning condition 1 of application 02/01015/COU to allow continued use of outbuildings for storage workshop and office and improvements to farm access
- Permitted
- 09.03.2005

11/00006/CONDIT

- Removal of condition no.1 of planning permission 05/00029/CONDIT
- Permitted
- 11.04.2011

21/00181/HOU

- One and a half storey side extension
- Permitted
- 06.08.2021

5. Publicity

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

6. Consultation

- 6.1. No response has been received from Kirkby Mallory, Peckleton and Stapleton Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 7.2. 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
- 7.3. 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)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties are generally considered to be sustainable development in principle. There are no neighbouring dwellings in close proximity. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area and surrounding countryside
- Impact upon parking provision

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

- 8.2. Policy DM4 of the adopted SADMP allows the extension of existing buildings in the countryside which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside. 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.

- 8.3 The proposed single storey side extension would extend 5.2 metres in width and for a depth of 6.2 metres and would have a dual pitched gable sided roof form with an eaves height of 2.4 metres and a ridge height of 4.4 metres. It would be a clearly subordinate addition to the existing dwelling in all respects and would continue the existing hierarchy of built form across the front elevation of the existing dwelling. It is proposed that the extension would be constructed with matching corresponding external materials of plain red facing bricks including a characteristic brick plinth, plain grey roof tiles and oak brown uPVC windows as the existing dwelling. The south facing side gable would be almost fully glazed and the front and rear elevations would also have wide but not inappropriately proportioned glazing and three large roof lights to both roof elevations to maximise light.
- 8.4 The proposed car port would be constructed to the south side of the existing triple garage. It would have a width of 4.2 metres and a depth of 6.5 metres and a dual pitched gable sided roof form with an eaves height of 3.3 metres and ridge height of 5.8 metres. By virtue of its slightly subordinate ridge height and depth, the proposal would be a clearly subordinate addition to the existing garage. It is proposed to be constructed with a sympathetic decorative timber frame, red brick plinth, horizontal timber cladding to the side elevation and matching plain grey roof tiles to match the existing garage.
- 8.5 By virtue of their siting, scale, design and the proposed use of sympathetic and matching corresponding external materials, the proposed extensions and alterations would respect and complement the scale, rural character and appearance of the existing dwelling and detached garage would not result in any significant adverse impacts on the rural character or open appearance of the surrounding countryside. The proposals are therefore, considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.6 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.7 The existing ample off-street garage parking and hard surfaced external forecourt area parking and turning would be unaffected by the proposals and remain more than adequate to serve the existing/resulting dwelling. The other uses on the wider/associated site have their own access and ample parking arrangements. The proposals would therefore be in accordance with 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. Notwithstanding its countryside location, the proposals relate to extensions and alterations to an existing dwelling for which there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of the siting, scale, design and the proposed use of sympathetic and matching corresponding external materials, the proposed extensions and alterations would respect the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts on the rural character or open appearance of the surrounding countryside. There are no neighbouring dwellings in close proximity to the proposals. More than adequate off-street parking and turning and substantial private amenity space would be retained within the site to serve the existing/resulting dwelling. The proposals are considered to be in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the Council's 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: Location Plan and Proposed Block Plan Drawing No. 23-389-PL01 Rev A, Proposed House Elevations Drawing No. 23-389-PL01 Rev B and Proposed House Ground Floor Plan, Proposed Garage Floor Plan and Proposed Garage Elevations Drawing No. 23-389-PL02 Rev B received by the local planning authority on 20 December 2023.

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 extensions and alterations hereby permitted shall be in accordance with the materials details provided within the submitted Planning Application form and shall match the corresponding materials of the existing dwelling.

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.