

Delegated Report

Planning Ref: 23/01214/HOU
Applicant: Mr & Mrs N Martinez
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 14 Gwendoline Avenue Hinckley Leicestershire LE10 0EZ

Proposal: Single storey front porch and front/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. This householder application seeks planning permission for a single storey front porch and front/side extension, at 14 Gwendoline Avenue.

2.2. The proposed single storey front porch projects out 1.12 metres and a width of 3.15 metres. It has a mono pitched roof with ridge height of 3.25 metres and eaves of 2.1 metres. The front/side extension enlarges the study. It projects out 1.25 metres and has a width of 2.7 metres. It is flat roofed and has a maximum height of 2.6 metres. The proposed extension is faced with white painted rough cast render, white glazed uPVC and plain clay roof tiles to match the existing in the case of the porch.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Hinckley. It is an end of terrace two storey houses with a hipped roof and flat roof garage and porch to the side elevation. The dwelling is faced with white painted rough cast render, plain clay roof tile and white uPVC windows. It also has a front paving driveway and an enclosed private rear garden. The dwelling is not listed and not within a conservation area.

3.2. The street scene has a predominantly rendered mix of terrace and semi-detached properties.

4. Relevant planning history

13/00880/HOU

- Extensions and alterations to dwelling.
- Planning Permission
- 12.12.2013

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

6. Consultation

6.1. None required.

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 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. Extensions and alterations to existing domestic properties within settlement boundaries 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
- Impact upon neighbouring residential amenity
- Impact upon parking provision

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 materials to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide requires front extension not to go forward more than 2 metres and not result in the loss of existing parking spaces where it would impact on the streetscene and car parking provision.

8.3 The proposed front porch measures 1.12 metres in depth and 3.15 metres in width. The porch has a mono pitched roof with ridge height of 3.25 metres and eaves of 2.1 metres. The main dwelling is set well back from the public highway. The surrounding buildings have a number of bay windows and front porches. The replacement of the bay window with a porch is not harmful to the streetscene. The width of the porch is less than half of the width of the main dwelling. The height and roof design complies with the street character. The front/side extension enlarges the study. It projects out 1.25 metres and has a width of 2.7 metres. It has a flat roof to a maximum height of 2.6 metres. It lines up with the existing dwelling and follows the existing design of the main dwelling. The proposed extension is built with white painted rough cast render, white glazed uPVC and plain clay roof tiles to match the existing.

8.4 The addition of the front porch and the front/side extension do not look visually prominent on the street scene and are clearly subordinate to the existing dwelling. They have appropriate scale and dimensions and respects the existing character of the surrounding in terms of design and materials. It is therefore considered acceptable and does not significantly impact the visual character of the area. The proposal is in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 The proposed front porch replaces the existing bay windows. It has appropriate dimension and does not significantly impact on the existing front driveway and grass area. It is approximately 0.8 metres away from the west boundary. Due to the single storey scale and separation distance of the porch from the west side boundary, there is no significant overbearing impact or loss of light on 16 Gwendoline Avenue. The infill front/side extension is just to the east boundary. It has a minor scale and there is no intervening feature to the side of the extension. There is no potential overlooking or breach of the 45 degree rule as a result of the proposed extension. The proposal does not result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling.
- 8.7 By virtue of the siting, scale, design, and separation distances, it is considered that the proposal does not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of, or loss of privacy to the occupiers of any neighbouring properties and is in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposals have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The dwelling has a front paving driveway which is not significantly impacted by the proposed extension. The driveway has the capacity to accommodate two off street cars. The site is also located within an urban location with easy access to sustainable public transport. The level of provision is adequate to serve the dwelling and in accordance with Policy DM18 of the adopted SADMP and the local highway authority 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. The proposal relates to extensions and alterations to an existing dwelling within the settlement boundary of Hinckley where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of the siting, scale, design and the proposed used of matching external materials in the construction, it is considered that the proposal respects and complements the scale, character and appearance of the existing dwelling and the wider street scene. It does not result in any adverse visual impacts on the character or appearance of the surrounding area, residential amenity or privacy of any neighbouring properties. The existing parking space and private amenity space is not significantly impacted as a result of the development. The proposal is in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the principles of the 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: Site Location Plan reference number v1e//1037721/1398549, Block Plan Drawing Number BP/01, received by the local planning authority on 15 December 2023 and Proposed Floor Plans and Elevations Drawing Number 03 Rev A received by the local planning authority on 15 January 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 on the external elevations of the proposed extensions and alterations hereby permitted shall be in accordance with the external materials details on the approved plans and elevation.

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).

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.