

Delegated Report

Planning Ref: 24/00372/HOU
Applicant: Mr and Mrs Read
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 19 Eastwoods Road Hinckley Leicestershire LE10 1LH

Proposal: Single storey rear 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 rear extension and new door to the side of the dwelling, 19 Eastwoods Road, Hinckley.
- 2.2. The proposed rear extension joins the existing extended living/dining area. It measures 3.6 metres in depth and a width of 3.5 metres to create a snug. The extension has a flat roof with roof lantern, matching eaves height of 2.2 metres and ridge height of 2.49 metres.
- 2.3. The extension is constructed with matching bricks to the walls with white uPVC windows and door.

3. Description of the site and surrounding area

- 3.1. The application site lies within the settlement boundary of Hinckley. It is a two storey semi-detached dwelling with hipped roof form and finished with red bricks and render. The existing rear extension has a pitched roof form. The dwelling has a front loose stones driveway. It is not listed and not within a conservation area.
- 3.2. The surrounding street scene has two storey semi-detached properties of varying scale, and character.

4. Relevant planning history

20/00267/HOU – Two storey side extension – Planning Permission – 06.05.2020.
10/00871/FUL – Extensions and alterations to dwelling – Planning Permission-
20.12.2010.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No response was received as part of the public consultation.

6. Consultation

Not 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 urban 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 highway safety and 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 material to respect existing/neighbouring buildings and the local area generally.

8.3 The proposed rear extension joins the existing extended living/dining area and is flush with the existing rear elevation. The rear extension measures 3.6 metres in depth and a width of 3.5 metres to create a snug. The extension has a flat roof with roof lantern, matching eaves height of 2.2 metres and ridge height of 2.49 metres. The rear extension has appropriate width, depth and height and is clearly subordinate to the main dwelling. The flat roof design is not a character of the existing dwelling however does not visual impact on the dwelling and is not visible from the street.

8.4 The dwelling is not listed and not within a conservation area. The insertion of a door to the east facing elevation of the existing utility can be considered under permitted development right and may not require planning permission. The proposed use of matching materials on the extension complements the detailing and materials of the main dwelling and wider street scene.

8.5 The overall design of the extensions and alterations have appropriate siting, layout and scale, and no significant visual harm to the main dwelling or the street character. Therefore, the proposed extension is in general accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.6 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 amenity of nearby residents and occupiers of adjacent buildings.

- 8.7 The proposed extension is single storey in scale, located to the rear and approximately 1 metre away from the east boundary fence. It has a matching eaves to the existing rear projection and is set down from the ridge height of the existing rear extension. It has appropriate dimensions and no side facing window. The existing fence/wall is approximately 1.8 metres high and separates the gardens of 19 and 21 Eastwoods Road. As a result, there is no significant adverse overbearing and overlooking impact on adjoining neighbours. There is no breach of the 45 degree rule as a result of the orientation of the site. The extension does not result in overdevelopment at rear of the dwelling.
- 8.8 By virtue of the separation distance, set down of the extension, siting, layout and scale of the scheme, it is considered that the proposal does not result in any significant adverse overbearing or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon highway safety and parking provision

- 8.9 Policy DM18 of the adopted SADMP requires new development to provide an appropriate/justified level of parking provision and would not have any significant adverse impacts on highway safety
- 8.10 The existing dwelling has four bedrooms. The proposed extension and alteration do not result in the provision of an additional bedroom. The dwelling has a front loose stoned driveway which has the capacity to hold up two cars and an integrated garage. The existing parking provision is sufficient to serve the dwelling. The site is located within an urban area with access to alternative sustainable public transport. The proposal is in accordance with Policies DM18 of the adopted SADMP.

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 proposals relate to extensions and alterations to an existing dwelling located within the urban 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, layout, scale, separation distance, appropriate width and depth and subject to the use of corresponding external materials in the construction to ensure a satisfactory and unified appearance, it is considered that the resulting dwelling respects and complements the scale, character and appearance of neighbouring development and does not have any significant adverse visual impacts on the varied wider street scene or surrounding area. The proposal does not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking and amenity space is available within the site. The proposal is considered to be in accordance with Policies DM1, DM10, and DM18 of the adopted SADMP, and the general principles of the adopted Good Design Guide. The proposal is 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 Ref Number 100047474, Block Plan, Proposed Floor Plan and Elevation Drawing Number 24017-02 received by the local planning authority on 18 April 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 material to be used on the external elevation of the proposed extensions and alterations hereby permitted shall match corresponding materials on the approved plans and elevation.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity 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 building.control@blaby.gov.uk or call 0116 272 7533.