

Delegated Report

Planning Ref: 23/00916/HOU

Applicant: Mr Hyatt

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 2 Field Court Road Groby Leicester

**Proposal: Single storey rear extension and conversion of garage to office
(resubmission 23/00718/HOU)**

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 consent for a single storey rear extension and conversion of a garage to an office at 2 Field Court Road, Groby.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation of the dwelling by 3.37 metres and would measure 8.60 metres in width. It would feature a mono pitched roof measuring 2.25 metres to the eaves and 3.46 metres to the ridge.
- 2.3. The existing garage door to the front elevation would be replaced with a window and a door of matching style and materials to the existing windows and door on the elevation.
- 2.4. The existing garage is currently used as a storage space.
- 2.5. Additional alterations include the addition of two roof windows.
- 2.6. The proposed external materials are to match those of the original dwelling and are to compromise the use of red brick, brown tiles and white uPVC windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Groby. The dwelling is compromised by the use of red brick and brown wooden cladding to the walls, brown tiles to the roof and white uPVC windows and doors. The frontages have sloping driveways.
- 3.2. The site is within a residential area at the end of a row of similar semi-detached houses. To the east of the application dwelling sits a bungalow with a pitched roof and a flat roof garage. The street scene is relatively uniform in design and scale, however varied in finish. The proposal is therefore not considered to have an adverse impact upon the street scene of Field Court Road and the wider surrounding area.
- 3.3. An application (18/01229/HOU) was permitted at the site in January 2019 for the erection of a single storey front extension and two storey side extension.
- 3.4. This application is a re-submission of application 23/00718/HOU for a Single storey rear extension and conversion of garage to office as permitted on the 8th September 2023.

4. Relevant planning history

17/01280/HOU

- Single storey front extension and two storey side extension
- PER
- 27.02.2018

18/01229/HOU

- Single storey front extension and two storey side extension (resubmission of 17/01280/HOU)
- PER
- 14.01.2019

23/00718/HOU

- Single storey rear extension and conversion of garage to office
- PER
- 08.09.2023

79/00023/4M

- EXTENSION TO DWELLING
- PER
- 13.02.1979

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 Groby Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 8: Key rural centres relating to Leicester

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- 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
- Impact upon parking provision

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 rear extension would project outwards from the existing rear elevation of the dwelling by 3.37 metres, 0.37 metres further than previously approved under application 23/00718/HOU. It would measure 8.60 metres in width, spanning the width of the existing dwelling. It would feature a mono pitched roof measuring 2.25 metres to the eaves and 3.46 metres to the ridge. The mono pitched design would complement the design of the existing dwellinghouse and therefore would create a unified appearance between the existing dwellinghouse and extension. By virtue, due to the minimal alteration there are not foreseen to be any material impacts.

8.4 The associated external alterations for the garage conversion include the removal of the garage door and its infill with red brickwork and a new window and door with a matching style to those already present on the application dwelling. The proposed conversion of the garage to additional living accommodation would not result in any significant adverse visual impacts on the existing dwelling or be unacceptable in principle, subject to an appropriately sized replacement off-street parking space being provided within the site as is proposed.

8.5 The proposed materials will be consistent with the original dwelling.

8.6 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

8.7 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.

7.5. The neighbouring dwelling to the west (3 Field View Court), is adjoined to the application property. The extension would extend 3.37 metres beyond the rear elevation of the neighbouring dwelling. The closest window to the proposal serves a kitchen/dining space. Given that the height to the eaves is 2.25 metres and the proposal would have a mono pitched roof it is considered that there would not be a detrimental loss of light to this window. Due to the single storey nature of the proposal it is considered that there would be no adverse impact on the residential amenity of the occupiers of this neighbouring dwelling in terms of loss of light, overlooking or overbearing nature.

- 8.8 Due to the position of the adjacent dwelling (1 Field View Court), the proposed rear extension would project beyond the neighbour's rear elevation by approximately 0.73 metres which would not impact on neighbours amenities. The separation distance between the residential curtilage of the application dwelling and the neighbouring property would remain as existing. No windows additional windows are proposed to the eastern side elevation.
- 8.9 The extension proposes a set of three bi-fold doors and two windows to the rear of the dwelling, to replace the existing two windows and two doors. On the rear boundary sits a 1.80 metre fence. Adjacent to the fence sits a bungalow (4 Meadowcourt Road) taking this into consideration along with the single storey nature of the proposal there is not considered to be any adverse impacts.
- 8.10 By the nature of the other aspects of the development, the proposed storage conversion would not have any adverse impacts upon neighbouring residential amenity.
- 8.11 Overall, it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP.

Impact upon parking provision

- 8.12 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.13 Section 3.151 of the Leicestershire Highways Design Guide states that "*a three-bedroom dwelling in suburban or rural areas should host two spaces*". Due to the garage being converted into an office space the application dwelling will only host three spaces instead of the original four, however by virtue of the parking provision still meeting the guidance as set out in the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.14 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, and the Leicestershire Highways 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.

10. Conclusion

10.1. The proposal is located within the settlement boundary of Groby and is for a single storey rear extension and garage conversion at 2 Field Court Road, Groby, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties. The proposals are considered to be in accordance with Policies DM1, DM10 of the adopted SADMP, and the adopted Good Design Guide, 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 15th September 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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:

Proposed Floor Plans, Elevations, Block, Site Location Plan, Drg No. AVD - 773-FRG-PL01 Rev A as received by the Local Planning Authority on the 15th September 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 or call 0116 272 7533.