

Delegated Report

Planning Ref: 24/00033/HOU

Applicant: Mr Lee Marlow

Ward: Ratby Bagworth And Thornton

Site: 6 Park Road, Ratby



Hinckley & Bosworth
Borough Council

Proposal: Two storey rear extension, replacement single storey side extension and alterations to windows

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for a two storey rear extension, replacement single storey side extension and alterations to windows.
- 2.2. The ground floor of the proposed extension will have a maximum depth of 3.8m from the original rear elevation, with a width of 6.1m. The side extension element will protrude out less than the existing side extension.
- 2.3. The first floor of the proposed rear extension will have a maximum depth of 3.8m from the original rear elevation, with a width of 4.1m. The first floor element will not protrude beyond the original main two storey side elevation of the house.
- 2.4. The proposed side extension will have a pitched roof, measuring 2.7m to the eaves with a ridge height of 3.7m where it meets the existing dwelling. The proposed rear extension will have a gable roof, measuring 5.3m to the eaves with a ridge height of 7.4m.
- 2.5. At the front elevation, an existing bedroom window will be replaced by a smaller frosted window to accommodate the new en-suite. The side extension will also have a front facing window.
- 2.6. On the east facing side elevation, there will be new frosted window at first floor level to accommodate the bathroom. On the west facing side elevation, the proposed rear extension will have windows at ground and first floor.
- 2.7. At the rear elevation, at ground floor the side elevation will have a single door and the rear extension sliding French doors. At the first floor level, there is a picture window and the new bedroom will have French doors with a glass Juliet balcony.
- 2.8. The extensions will be finished with bricks, tiles and windows to match the existing dwelling.

3. Description of the site and surrounding area

- 1.2. No. 6 Park Road is a detached, two storey dwelling situated in a residential area, within the settlement boundary of Ratby. The dwelling is constructed of red multi brick, grey clay roof tiles, and white UPVC fenestration.
- 1.3. The site is accessible from Park Road, to the south of the site. The site is bounded by residential dwellings of a variety of housetypes, designs and finishes.
- 1.4. The neighbouring dwelling, 4 Park Road, has a large window on the side elevation at first floor level facing the proposed extension. This is a window to an en-suite bathroom.

4. Relevant planning history

15/00383/HOU	Erection of detached garage	Permitted	21.05.2015
17/00181/HOU	Two storey front extension	Permitted	06.04.2017

5. Publicity

5.1. Neighbours were notified of the application, no objections have been received.

6. Consultation

- Ratby Parish Council – No response.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

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

7.2. National Planning Policies and Guidance

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

7.3. Other relevant guidance

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

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

8.2 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

8.3 Park Road has a wide range of house types and designs, including detached, semi-detached and terraced dwellings, and detached bungalows. The positioning of the dwellings along the street is such that there is no uniformed building line. Therefore, it is considered that the proposed extension to the front of the application dwelling would not appear prominent within the street, or out of keeping with the wider area.

8.4 The proposed design and materials for the extension would reflect the existing front elevation of the dwelling. Therefore it is considered that the proposal would be in keeping with the character of the existing dwelling.

8.5 It is therefore considered that the development complies with Policy DM10 of the SADMP and GDG.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the SADMP and the GDG require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7 The neighbouring properties to the east and west of the site are No's 4 and 8 Park Road. The proposed side extension would protrude past the front elevation lines of these properties, however, given the minor scale of the development, the pitched roof, and the separation distance between the proposed side extension and these neighbouring dwellings and the fact that the large first floor window at 4 Park Road being a bathroom window, it is not considered to result in any significant overbearing or overshadowing impacts to these properties.
- 8.8 The proposed rear extension will not protrude beyond the back elevation lines of the neighbouring properties.
- 8.9 By virtue of its siting, design and separation distances it is considered that the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the SADMP and the GDG.

Impact upon highway safety

- 8.10 Policy DM18 of the SADMP expects new development to provide an appropriate level of car parking. The Leicestershire Highways Design Guide states houses of 4 or more bedrooms should have at least three parking spaces.
- 8.11 The entirety of the frontage of the site is hard-surfaced and provides off-street parking for up to four vehicles. This level of provision is considered to be adequate to serve the four bedroom dwelling and to be in accordance with Policy DM18 of the 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.

10. Conclusion

- 10.1. By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development complies with Policies DM1, DM10 and DM18 of the SADMP and the GDG.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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:

- Block Plan. Drg No. 23056.
- Proposed Elevations. Drg No. 23056-06.
- Proposed Floor Plans. Drg No. 23056-05.

All received on: 11/01/2024.

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 extension shall match the corresponding materials of the existing dwelling.

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.