

Delegated Report

Planning Ref: 24/01027/HOU
Applicant: Mr And Mrs Phillips
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 2 Mayflower Walk Markfield Leicestershire

Proposal: Single storey side extension and garage conversion

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 and conversion of the existing garage to additional living accommodation to a bungalow, 2 Mayflower Walk, Markfield.

2.2. The proposed single storey side extension would provide a replacement garage and would be constructed on the existing side driveway. It would extend 6 metres forward of the existing garage to be converted and for a width of 3 metres from the main side elevation of the bungalow up to the side boundary of the site. It would be set back from the front elevation of the bungalow by 7 metres and have double outward opening side hinged doors to the front elevation. It would have a flat roof form to a height of 2.7 metres. The existing garage is proposed to be converted to a kitchen with improved circulation space for the mobility impaired occupier. External alterations to the existing garage include the replacement of the front main garage door with an internal wall, replacement of the rear garden side door with a window and the provision of two small rooflights to each of the side roof elevations. Two small rooflights are also proposed to the side elevation of the main roof to replace a window lost to the extension. Matching corresponding external materials are proposed.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Markfield on a relatively modern C20th residential estate and at the end of a small cul-de-sac. It is a detached bungalow with hipped roof form. It originally had a detached hipped roof garage set back to the side and rear of the dwelling that has since been link attached via a rear conservatory extension. The bungalow and garage are constructed with red multi facing bricks, brown interlocking concrete roof tiles and white uPVC windows. In addition to the garage there is a 25 metres long and three metres wide tarmac surfaced driveway providing additional off-street parking space and further off-street parking with tarmac surfacing on part of the site frontage.

3.2. The application dwelling lies at the end of a small cul-de-sac of detached bungalows with either hipped or gable sided roof form and a variety of designs. There are servicing areas for a sheltered accommodation complex for the elderly directly opposite to the southwest and two storey terraced houses to the north.

4. Relevant planning history

03/00472/FUL

- Erection of conservatory

- Permitted
- 19.06.2003

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Markfield Parish Council.

7. Policy

- 7.1. Markfield Neighbourhood Plan (MNP) 2020-2039 (2021)
 - Policy M10: Design
- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. 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
- Biodiversity

Design and impact upon the character of the area

- 8.2. Policy M10 of the 'made' Markfield Neighbourhood Plan (MNP) states that to be supported development must be sympathetic to local character and be in keeping with the scale, form and character of its surroundings.
- 8.3. 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 various forms of house extensions and states:

'Garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

- 8.4 The application dwelling is located at the end of a small cul-de-sac with no through traffic. The proposed single storey side extension would extend 6 metres forward of the existing garage but would still be set back from the front elevation of the application bungalow by 7 metres and by 9 metres from the front elevation of the neighbouring bungalow that it would be constructed between. By virtue of its siting, screening and clearly subordinate scale to a height of only 2.7 metres the proposal would respect the scale of the existing dwelling and would have no visual prominence within the street scene. The proposed flat roof design would be uncharacteristic of the hipped roof form of the application bungalow and existing garage and the proposal would be visible from immediately in front of the driveway. Notwithstanding this, by virtue of its unobtrusive siting and set back, it would be viewed only against the hipped pitched roof of the existing garage and therefore would not result in any significant adverse visual impacts upon the character or appearance of the application dwelling or the wider street scene. As such the design is considered to be acceptable in this case. Matching red multi facing bricks are proposed in the construction along with double outward opening side hinged doors to the front elevation to ensure a satisfactory and uniform appearance.
- 8.5 The existing garage is proposed to be converted to additional living accommodation. External alterations proposed to achieve this would be limited to replacement of the rear garden side door with a window and the provision of two small rooflights to each of the side roof elevations. Two small rooflights are also proposed to the side elevation of the main roof to replace a window lost to the extension. None of these alterations would be visible from the street scene and in any case are considered to be acceptable in terms of their scale, design and appearance.
- 8.6 Notwithstanding the proposed flat roof design, by virtue of the unobtrusive siting and scale of the proposals and subject to the proposed use of matching corresponding external materials, it is considered that the proposed extension and garage conversion alterations would nevertheless respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the character or appearance of the street scene or surrounding area. The proposals are therefore considered to be acceptable in design terms and in accordance with Policy M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy M10 of the 'made' MNP seeks to ensure that the amenities of residents in the area are not significantly adversely affected including by loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.8 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.

- 8.9 The neighbouring detached hipped roof bungalow to the northwest (No. 3) occupies a marginally higher ground level than the application dwelling and is set inside the side boundary by 1 metre. It has two obscurely glazed windows and an obscurely glazed side door in its near side elevation facing the application dwelling. The proposed side extension would extend 6 metres forward of the existing garage and for 3 metres in width right up to the side boundary with No. 3. Notwithstanding this, the proposal would not extend across the side door or windows of No. 3. In addition, by virtue of the slightly higher relative ground level that No. 3 occupies and the flat roof design of the proposal to a height of only 2.7 metres, the proposal would not extend to any significant degree above the existing 2 metres high solid timber panel side boundary fencing that is mounted atop concrete retaining gravel boards. Accordingly, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impact on the residential amenity of No. 3 and there are no windows proposed that would result in any loss of privacy to the neighbouring occupiers. By virtue of screening and separation distances the proposals, including the conversion of and alterations to the existing garage to additional living accommodation would have no significant adverse impacts upon the residential amenity or privacy of the occupiers of any other neighbouring dwellings. The proposals would therefore be in accordance with Policy M10 of the 'made' MNP, Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy M10 of the 'made' MNP seeks that development provides adequate external space for vehicles. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The site currently provides ample off-street parking space in the existing garage and on the 25 metres long and 3 metres wide tarmac surfaced driveway and part tarmac surfaced site frontage. No additional bedrooms are proposed but the proposal would result in the loss of the existing garage but would include a replacement garage of only marginally reduced internal dimensions and would nevertheless retain a minimum of three further off-street parking spaces within the site. This level of off-street parking provision would remain more than adequate to serve the resulting two bedroomed bungalow in accordance with Policy M10 of the 'made' MNP, Policy DM18 of the adopted SADMP and the local highway authority design guide.

Biodiversity

- 8.12 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 The equality implications arising from this application relate to the protected characteristics of the applicant who has restricted mobility. This has been taken into consideration in assessing the siting, scale, design and appearance of the proposed development against the relevant policies of the adopted SADMP DPD, the adopted GDG SPD and national planning guidance within the NPPF (2023).
- 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 is for an extension and alterations to an existing dwelling within the settlement boundary of Markfield 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 (2024).
- 10.2. Notwithstanding the proposed flat roof design, by virtue of the unobtrusive siting and scale of the proposals and subject to the proposed use of matching corresponding external materials, it is considered that the proposed extension and garage conversion alterations would nevertheless respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the character or appearance of the street scene or surrounding area. By virtue of the siting, scale, design, separation distances and existing screening the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. Adequate off-street parking of a minimum of four spaces and adequate private rear amenity space of approximately 80 square metres would be retained to serve the resulting two bedroomed dwelling. The proposals are considered to be in accordance with Policy M10 of the 'made' MNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general 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: Location Plan and Proposed Block Plan Drawing No. A302, Proposed Ground Floor Plan, Proposed Front and Proposed Side Elevations Drawing No. A304 and Proposed Rear and Proposed Side Elevations Drawing No. A303 received by the local planning authority on 7 November 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 and alterations hereby permitted 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 building.control@blaby.gov.uk or call 0116 272 7533.