

Delegated Report

Planning Ref: 24/00358/HOU

Applicant: Mr Simpson

Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 73 Hollycroft Hinckley Leicestershire LE10 0HF

Proposal: Single storey outbuilding for gym and storage

1. Recommendations

Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning application description

- 2.1. This householder planning application seeks full planning permission for the construction of a single storey outbuilding for gym and storage to the bottom of the rear garden at 73 Hollycroft, Hinckley.
- 2.2. The single storey outbuilding has two parts joined by a roof to create a gym on one side and storage on the other side. The outbuilding has a flat roof form with a slight pitch to the two roof elements. It is approximately 3.1 metres in height and has an overall width of 10.3 metres. The gym creates a square building with all four sides having same dimensions (4.5 metres). The storage area is rectangular, 3.3 metres in width and 7.5 metres in depth.
- 2.3. The outbuilding is faced in timber cladding and metal sheeting with a metal roller shutter door for the storage area , glazed doors for gym and a single ply membrane roof.

3. Description of the site and surrounding area

- 3.1. The application dwelling is a single storey detached bungalow at Hollycroft Road within the settlement boundary of Hinckley. The dwelling is constructed with red bricks, white uPVC windows, and has a hipped roof with a ridge height of 6.2 metres. The dwelling is screened by vegetation to the frontage. It has a long stretch of grass to the front and a tarmac driveway.
- 3.2. Hollycroft Road is wholly residential in character with a mix of two storey, single storey, brick work and rendered properties. The surrounding street scene is characterised with trees and front gardens for most properties. There are trees covered under Tree Protection Order to the north-east of the site.

4. Relevant planning history

- 23/00040/HOU
- Single storey rear extension (following the demolition of existing conservatory) front extension, first floor extension and alterations to dwelling.
- Planning Permission 31.03.2023

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 One comment received which is neither objection nor supporting the application.

6. Consultation

- 6.1 None required.

7. Policy

- 7.1 Core Strategy (2009)
- None relevant
- 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)
 - Leicestershire Highways Design Guide

8. Appraisal

Extensions to existing domestic properties within settlement boundaries are generally considered to be sustainable 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.

- 8.1 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.2 Paragraph 134 of the NPPF requires development to be well designed, should reflect local design policies and government guidance on design, take into account any local design guidance and supplementary planning documents such as design guides. The Good Design Guide requires extensions to be designed to be clearly subordinate to the main dwelling. They should have an appropriate height, width, depth and reflect the detailing.
- 8.3 The outbuilding is to the bottom of the rear garden, approximately 8.7 metres away from the rear of the main dwelling. It has a flat roof form to a maximum height of 3.1 metres. The outbuilding has an overall width of 10.3 metres. The gym is 4.5 metres at all four sides. The storage measures 3.3 metres in width and 7.5 metres in depth. The outbuilding has appropriate size and height. It is not visible from the street and therefore has no impact on the character of the street scene. Flat roofs are not a common feature within the area and do not form part of the original design of the dwelling however due to the siting of the outbuilding to the rear where it is not visible from the public realm, it is considered appropriate and does not significantly impact on the visual amenity of the surroundings.

- 8.4 The timber cladding, metal sheeting, roller shutter door and other external materials are not harmful to the street scene and therefore, the proposed outbuilding is considered to respect the character of the existing dwelling and surrounding area and is in accordance with Paragraph 130 of the NPPF, Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties or the future occupiers of the property.
- 8.6 The proposed outbuilding is located at the bottom of the rear garden, approximately 1 metre from the rear and east boundary fence and 0.8 metre from the west boundary fence. The rear fence is approximately 2 metres in height. There is also hedging along the boundary. The existing fence separates the outbuilding from gardens of adjoining properties. The existing vegetation screens the outbuilding. The outbuilding has a maximum height of 3 metres and has no side facing windows. There is a separation distance of 8.7 metres from the rear of the main dwelling to the outbuilding. There is sufficient amenity space between the main dwelling and the outbuilding and to the front of the dwelling. The outbuilding has appropriate dimensions and does not result in overdevelopment of the garden. The proposed outbuilding does not result in any significant adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.7 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 8.8 The outbuilding does not impact on parking arrangements within the site. There is no increase in the number of bedrooms within the property. The dwelling has an integrated garage and a long front tarmac driveway. The site is also located with an urban area with alternative sustainable form of transport. The proposal complies with the LHDG and DM18 of the SADMP and the Good 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.
- 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 proposed is located within the settlement boundary of Hinckley and 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 The proposed outbuilding has appropriate siting, scale, design, does not have any adverse impact on the character and appearance of the area and neighbouring properties. It retains a good distance from the boundary fence and has no significant impact on the amenity space and parking space. The proposal complies with the Policy DM10 of the SADMP and the Good Design Guide and is recommended for approval subject to conditions below.

11. Recommendation

Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

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 received by the Local Planning Authority as follows:
 - Site Location and Block Plan
 - Proposed Floor Plan and ElevationsReceived by the Local Planning Authority on 15 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 materials to be used externally shall accord with the approved plans and elevation.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.
2. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.