

Delegated Report

Planning Ref: 23/00256/HOU

Applicant: Mr John Taylor

Ward: Newbold Verdon With Desford & Peckleton

Site: 21A Main Street Desford Leicester



Hinckley & Bosworth
Borough Council

Proposal: Erection of a car port

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 application seeks full planning consent to erect a car port at 21A Main Street, Desford.
- 2.2. The car port would project outwards from the side elevation by 3.22 metres and would have a width of 7.65 metres. It would feature a dual-pitched roof measuring 2.29 metres to the eaves and 3.64 metres to the ridge.
- 2.3. The proposed external materials are to feature an oak frame with slate tiles and clay ridges for the roof which match the existing dwelling and garage.

3. Description of the site and surrounding area

- 3.1. 21A Main Street is located within the Desford Conservation Area. It is a recently constructed dwelling of no historic or architectural interest. For this reason, and due to its siting away from the main street scene it is considered to make a neutral contribution to the character and appearance of the conservation area.

4. Relevant planning history

12/00471/FUL

- DEMOLITION OF EXISTING GARAGE AND ERECTION OF THREE NEW DWELLINGS WITH ASSOCIATED PARKING
- WDN
- 27.09.2012

12/00704/CON

- DEMOLITION OF EXISTING GARAGE
- WDN
- 28.09.2012

12/01019/FUL

- Demolition of existing garage and erection of three dwellings with parking and access
- PER
- 22.04.2013

12/01020/CON

- Demolition of existing garage and boundary walls
- CONARA
- 22.04.2013

15/00804/FUL

- Demolition of existing garage and erection of 3 dwellings, a single garage, parking and access drive (resubmission of 12/01019/FUL)
- PER
- 03.03.2016

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press. No objections have been received.

6. Consultation

- 6.1. No objections have been received from the below consultees;
- Desford Parish Council
 - The HBBC Conservation Officer

7. Policy

- 7.1. Desford Neighbourhood Plan 2018-2036
- Policy H1: Settlement Boundary
 - Policy H7: Housing Design
- 7.2. Core Strategy (2009)
- Policy 8: Key Rural Centres Relating to Leicester
- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM18: Highway Safety
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5. 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 including heritage assets
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area including heritage assets

- 8.2 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy H7 of the Desford Neighbourhood Plan seeks to ensure all new development enhances and reinforces the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views.
- 8.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.4 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.5 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 2.4. The proposal is to erect a car port attached to the side elevation of the dwelling. It would be located in front of the existing garage over a driveway to the side of the dwelling and set back from the front elevation of the dwelling. The car port would project outwards from the side elevation by 3.22 metres and would have a width of 7.65 metres. It would feature a dual-pitched roof measuring 2.29 metres to the eaves and 3.64 metres to the ridge matching the existing garage. It would be constructed of an oak frame with slate tiles and clay ridges for the roof which match the existing dwelling and garage.
- 8.6 It is considered that the car port is of a subservient scale and is appropriately sited as to respect the architectural form of the front elevation of the dwelling and the garage. The construction materials respect those of the existing dwelling and the area more generally. For these reasons it is considered that the car port would sit comfortably at the side of the dwelling and consequently the proposed development would be of an appropriate character and appearance which would preserve the significance of the Desford Conservation Area. Therefore the proposal complies with Policies DM10, DM11 and DM12 the SADMP, Policy H7 of the Desford Neighbourhood Plan, section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 Overall the proposal is considered to be in accordance with Policy.

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.
- 8.8 To the south of the application dwelling sits 12 Manor Road. By virtue of the siting of the proposed carport and an outbuilding to the rear of no.12 screening the proposed development, there are not considered to be any adverse impacts upon the occupiers of no.12.
- 8.9 The proposed carport would not have any adverse impacts upon the dwelling to the north as the carport would not project past the principle elevation.
- 8.10 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

Impact upon parking provision

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. Policy H7 of the Desford Neighbourhood Plan seeks to ensure that adequate off-road parking is provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more.
- 8.12 The application dwelling hosts 4 bedrooms. The proposed car port would be situated to the front of the dwelling, by virtue of the overall dimensions of the car port meeting the dimensions as set out in the figure DG13 of the Leicestershire Highways Design Guide the car port would be an accessible space along with two additional spaces to the front of the dwelling as demonstrated by the parking provision submitted on the 20th March 2023. By virtue there would be sufficient space remaining for three off road parking spaces.
- 8.13 Therefore, the proposal would allow for the retention of suitable off street parking provision in compliance with Policy DM18 of the SADMP, Policy H7 of the Desford Neighbourhood Plan and figure DG13 of 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 application site is situated within the settlement boundary of Desford where there is a presumption in favour of sustainable development, as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. The proposed development would be viewable from the street scene, and would not have a detrimental impact upon the character of the existing dwelling or surrounding area. The proposal would not have any severe adverse impact upon the residential amenity of the neighbouring dwellings and therefore the application complies with policies DM10 of the Site Allocations and Development Management Policies DPD (2016).
- 10.3. The proposal would retain the significance of the conservation area. It would also have no adverse impact upon the residential amenity of any neighbouring dwellings. Therefore it complies with Policies DM10, DM11 and DM12 of the SADMP, Policy H7 of the Desford Neighbourhood Plan, section 16 of the NPPF and the statutory duties of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

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 on the external elevations of the proposed extension and alteration shall accord with the approved Materials Schedule submitted to the Local Planning Authority on 17th March 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) and Policy H7 of the Desford Neighbourhood Plan.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan, Drg No. TQRQM23074071156606, Parking Plan, Drg No. TQRQM23075182507241, Site Plan, Drg No. TQRQM23074072748018, Elevation Plan and Side Elevation Plan, as received by the Local Planning Authority on the 20th March 2023.

Front Elevation Plan, as received by the Local Planning Authority on the 24th March 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) and Policy H7 of the Desford Neighbourhood Plan.

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.