

Delegated Report

Planning Ref: 23/00367/HOU

Applicant: Mr And Mrs Tipton

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 2 Chestnut Close Market Bosworth Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Proposed front porch

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 for a proposed porch at 2 Chestnut Close, Market Bosworth.
- 2.2. The proposed porch would project outwards from the front elevation by 1.40 metres and would have a width of 2.20 metres. It would feature a gabled roof it would have an eaves height of 3.10 metres and a ridge height of 4.30 metres.
- 2.3. The proposed external materials include the use of facing brick, concrete roof tiles and uPVC windows and doors to match the existing dwellinghouse.

3. Description of the site and surrounding area

- 5.1. The application dwelling comprises a detached dwelling, located within a cul-de sac within the settlement boundary of Market Bosworth. No.2 is situated to the northern side of Chestnut Close. The dwelling is characterised by facing brick, concrete roof tiles, uPVC windows and doors and a large driveway and a double garage.
- 5.2. The surrounding area predominantly consists of two-storey detached dwellings all which are relatively uniform in scale, design and finish. Examples of porch extensions can be viewed within the street scene, by virtue the proposed porch would not be out of character with the existing surrounding properties.

4. Relevant planning history

00/00159/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 05.04.2000

5. Publicity

- 5.3. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. Market Bosworth Parish Council have no objections.

7. Policy

- 7.1. Market Bosworth Neighbourhood Plan 2014-2026
- Policy CE1: Character and Environment
- 7.1. Core Strategy (2009)
- Policy 7: Key Rural Centres
 - Policy 11: Key Rural Centres Stand Alone
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 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

Design and impact upon the character of the area

- 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 CE1 of the Market Bosworth Neighbourhood Plan seeks to ensure all new development is in keeping with its Character Areas (in this case Character Area D: Suburban Residential) with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Policy CE1b states new development within Character Area D should pay particular regard to existing rooflines.
- 8.3 The proposed porch would be viewable from the street scene and would have a footprint of 4.07m². The extension would project outwards from the front elevation of the dwelling at a depth of 1.40 metres meeting the adequate distance of 2 metres as set out by the Good Design Guide. The porch would be a minor alteration to the front elevation and by virtue of its pitched design, minor scale and appropriate finish, the proposed front porch would be a characteristic addition to the front elevation of the host dwelling, causing no adverse impacts upon the visual amenity of the property when viewed from within the street scene.
- 8.4 Materials used would match existing, therefore the materials would complement the application dwelling and surrounding area.

- 8.5 Overall the proposal is considered to be in accordance with Policy DM10 of the SADMP, Policy CE1 of the Market Bosworth Neighbourhood Plan in this regard.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.7 The proposed front porch would not project past the principle elevation of the application dwelling. By virtue of the nature, quantum and scale of the development proposed, it is not considered that the proposed porch would have any overbearing impacts upon neighbours to the east or west of the application site.
- 8.8 The proposed eastern elevation is to feature an additional window, however due to the separation distance of 13.95 meters between the application dwelling and 18 Cedar Drive there are not considered to be any adverse impacts upon the occupiers of the dwelling.
- 8.9 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

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 dwelling lies within the settlement boundary of Market Bosworth and therefore is considered to be located within a sustainable location. Policy DM1 of the SADMP provides a presumption in favour of sustainable development where planning applications accord with the policies in the Local Plan.
- 10.2. The proposal would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP and is 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 on the external elevations of the proposed extension and alteration shall accord with the approved application form submitted to the Local Planning Authority on 17th April 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy CE1 of the Market Bosworth Neighbourhood Plan with minor update 2021.

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. 6453/IHT/1
Proposed Floor Plans, Elevations, Sections, Drg No. 6453/IHT/6
(All received on the 17th April 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.