

Delegated Report

Planning Ref: 25/00183/HOU
Applicant: Mrs Caroline Freeman
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 22 Overfield Close Ratby Leicester

Proposal: Single storey side and rear extensions and canopy 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. The application seeks full planning consent for a single storey side and rear extension and canopy porch at 22 Overfield Close, Ratby.
- 2.2. The proposed canopy porch would project outwards from the existing front elevation by 1.32 metres and would have a width of 2.43 metres. It would have a mono-pitched roof form which would measure 4.30 metres to the ridge and 2.25 metres to the eaves.
- 2.3. The proposed single storey (northern) side extension would project outwards from the existing northern side elevation by 2.67 metres and would have a width of 9.76 metres. It would have a flat roof form which would measure 2.44 – 3.00 metres in height including the proposed roof lantern.
- 2.4. The proposed single storey (southern) side extension would project outwards from the existing southern side elevation by 2.25 metres and would have a width of 8.46 metres. It would have a hipped roof form which would measure 4.21 metres to the ridge 2.59 metres to the eaves.
- 2.5. The proposed single storey rear extension would project outwards from the existing rear elevation by 3.40 metres and would have a width of 4.28 metres. It would have a hipped roof form which would measure 4.21 metres to the ridge 2.59 metres to the eaves.
- 2.6. Additional alterations include the addition of a roof lantern to the en-suite, the addition of two Velux roof lights to the kitchen, the addition of a window to the front of the southern side extension, the addition of three windows and a set of bi-fold doors to the rear elevation, the addition of a garage door to the front of the northern side extension and the replacement of the existing opening with a door to the front elevation.
- 2.7. The proposed external materials would match those of the existing dwelling.
- 2.8. Amendments have been sought during the application process in the interests of good design with the original plans being deemed to be unacceptable to the LPA. A re-consultation has been undertaken as part of this.

3. Description of the site and surrounding area

- 3.1. The application site comprises a detached residential bungalow situated within the settlement boundary of Ratby. It has a pitched/flat roof form and has brown brick to the walls, brown interlocking tiles/felt to the roof and white uPVC to the

openings. A mono-pitched canopy is situated to the northern side of the main dwelling which is constructed out of white plastic/metal.

- 3.2. The plot hosts a single flat roof garage to the north of the main dwelling forward of which sits area of tarmacadam hardstanding which is suitable to host a parking provision for a maximum of four vehicles when including the further area of hardstanding is present to the rear of the site. The area of hardstanding is bounded by a gravel/grassed area. The rear garden is enclosed by 1.80-2.00 metre high close boarded timber fencing.
- 3.3. The bungalow is situated on a corner plot and therefore is significantly prominent within the street scene. There are similarly designed bungalows within the street scene, nevertheless it is noted that the street scene predominantly hosts two-storey dwellings. The finish within the area is relatively consistent.

4. Relevant planning history

77/00332/4

- Erection of 106 dwellings
- Planning Permission
- 26.04.1977

92/00739/4

- Construction of earth barrier
- Planning Permission
- 23.09.1992

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following this publication one objection has been received. It should be noted that the objection was, however, received prior to amendments being sought and no further comments have been received following the reconsultation. The objection has been summarised below;
 - The proposed extension would produce a bulking/massing effect;
 - The proposed extension would cause overshadowing;
 - The proposed extension is not in keeping with the street scene. Garages of single story dwellings in the locality are set back from the principal elevation. This contributes to the cohesiveness and visual harmony of the street;
 - The proposal would result in a terracing effect

6. Consultation

- 6.1. Ratby Parish Council;
 - No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
 - Policy 8: Key Rural Centres Relating to Leicester
- 7.2. 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
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)
- 8. Appraisal**
- 8.1. Key Issues
- 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 Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.3 The application seeks full planning consent for a single storey side, rear extensions and canopy porch at 22 Overfield Close, Ratby.
- 8.4 The applicant proposes to construct a canopy porch above the main entrance of the dwelling. This aspect of the development is considered to be minor, bearing no significant impact upon the character of the existing dwelling or surrounding area.
- 8.5 The Councils Good Design Guide seeks to ensure that “*side extensions should appear smaller in scale and massing in order to be subordinate to the main building.*” And that they “*should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).*”
- 8.6 The Councils Good Design Guide seeks to ensure that “*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.*”
- 8.7 The proposed extension to the northern side elevation would replace an existing adjoining single garage. It would mirror its width but would see an increase in depth by 6.67 metres. Notwithstanding the proposed increase the extension would sit flush with the existing rear elevation, would be set back from the principle elevation by 0.50 metres and set down from the main dwellings ridge by a minimum of 1.65 metres satisfying the requirements of the Councils Good Design Guide. The

proposal would have a flat roof form, which is not usually a welcomed addition as they do not represent a traditional roof form prevalent in the Borough, however, as proposal would be single storey, of a subordinate scale and set back from the existing front elevation whilst also replicating the existing garages flat roof design, the addition is not considered to bear any additional detrimental impacts upon the character of the area. Concerns have been raised that this element of the proposal would result in a terracing effect between the application dwelling and neighbouring dwelling (22 Overfield Close), however, given its scale and 1.21 metre remaining separation distance between the two dwellings this element of the proposal is considered to be a subservient addition to the house which would not cause unbalance nor overwhelm either existing dwellings character and appearance.

- 8.8 The Councils Good Design Guide seeks to ensure that *“Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.”*
- 8.9 The proposed single-storey southern side extension and rear extension would be set back generously (5.20 metres) from the front elevation and would extend for a width of only 2.25 metres from the main side elevation retaining an appropriate gap of 1.27 metres to the side boundary to retain on of the accesses to the rear garden. It would extend for a total depth of 8.46 metres, including an appropriate depth of 3.40 metres from the main rear elevation, and for an appropriate total width of 6.53 metres. It would have a hipped roof design which would not be characteristic of the existing dwelling, nevertheless, due to the wrap around nature of the extension and its clearly subordinate height of 4.21 metres the addition would not be overly prominent or result in any significant adverse visual impacts on the character or appearance of the application dwelling or wider street scene in this case. Furthermore, hipped roof forms can be observed within the wider street scene.
- 8.10 Additional alterations include the addition of a roof lantern to the en-suite, the addition of two Velux roof lights to the kitchen, the addition of a window to the front of the southern side extension, the addition of three windows and a set of bi-fold doors to the rear elevation, the addition of a garage door to the front of the northern side extension and the replacement of the existing opening with a door to the front elevation.
- 8.11 The proposed external materials would match those of the existing dwelling.
- 8.12 By virtue of their siting, scale and the proposed use of matching corresponding external materials in the construction to ensure a uniform appearance, it is considered that the amended proposals would be acceptable in design terms and would respect and complement the scale, character and appearance of the existing dwelling whilst not resulting in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.14 Concerns have been raised that the proposal would produce a bulking/massing effect along the shared boundary between 22 and 21 Overfield Close, resulting in overshadowing. Whilst it is noted that the extension would host a width similar to

the existing dwellings side elevation and abut to the shared boundary, the proposed northern side extension would not protrude unacceptably past the existing built form of no.22 and would be of a single storey form compared to the two-storey form of no.22. The only window to the side elevation is also noted to be obscure glazed and host a non-habitable room. Given the above, the proposal is not considered to cause overshadowing upon no.22. No windows are proposed to the immediate facing side elevation bearing no impacts in terms of loss of privacy to either the indoor or outdoor private amenity of no.22.

- 8.15 The Council's Good Design Guide seeks to ensure that *"A habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property."*
- 8.16 To the east of the site sits 23 Overfield Close, a two-storey semi-detached residential dwelling. The proposal would be sited 5.55 metres from the side elevation of no.23 not complying with the Council's Good Design Guide, however given that the single storey element of neighbouring side elevation is blank whilst also hosting a garage (a non-habitable room) this element of the proposal is not considered to result in the loss of light or loss of privacy and is acceptable on balance.
- 8.17 The proposals would be sited a minimum of 16.13 metres away from the immediate neighbouring dwellings to the south 45 and 46 Overfield Close and would feature a roof which would slope away and that would sit below the height of the main dwelling not resulting in the loss of light or overshadowing to the neighbouring dwellings. No additional windows are proposed to the immediate facing side elevation bearing no impacts in terms of loss of privacy.
- 8.18 By virtue of the above, notwithstanding the proposals minor breach with the Council's Good Design Guide and Policy DM10 it is considered that on balance the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and the general principles of the Council's Good Design Guide.

Impact upon parking provision

- 8.19 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.20 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.21 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host three bedrooms instead of the existing two. The existing parking provision at the site currently hosts a parking provision for four vehicles and would be impacted due to the extension sitting upon part of the existing hardstanding and the proposed garage not meeting the Leicestershire Highways Authority internal dimensions to be classed as a parking space. Notwithstanding this, the site would still host sufficient off-street parking for two vehicles, one to the front and one to the rear. The proposal is, therefore, not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the adopted SADMP and the Leicestershire Highways Design Guide (2024).

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 proposal relates to extensions and alterations to an existing dwelling located within the settlement boundary of Ratby 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.

10.2. The proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or parking provision at the site. There would be a degree of conflict with Policy DM10 of the SADMP due to the potential impacts upon neighbouring dwelling, 6 Nook Close, however on balance the potential impacts are considered to be outweighed and would not be severe enough to warrant refusal on this ground alone.

10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide (2023). The proposal 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 27th February 2025.

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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Existing Floor Plan and Site Location Plan, Drg No. 22OC-01A as received by the Local Planning Authority on the 3rd March 2025.
 - Proposed Elevations, Drg No. 22OC-B5 as received by the Local Planning Authority on the 15th April 2025.
 - Proposed Floor Plan and Site Plan, Drg No. 22OC-A6 as received by the Local Planning Authority on the 15th May 2025.

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

11.3 Notes to applicant

- a) 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.