

Delegated Report

Planning Ref: 23/00898/HOU
Applicant: Mr And Mrs Ninness
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Applegarth 2 Stapleton Lane Dadlington Leicestershire

Proposal: Single storey side extension, front extension, and loft conversion with front dormer windows and other alterations

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 a side extension, front extension, loft conversion and other alterations to a bungalow known as Applegarth, 2 Stapleton Lane Dadlington.
- 2.2. The proposed side extension would extend up to 8.4 metres from the existing west side elevation for a depth of 8 metres to be fully flush with the existing front and rear elevations. The proposed conversion of the entire loft space would retain the existing 2.5 metres eaves height as the existing roof but include a modest (0.7 metres) increase in the ridge height and roof pitch. Two dual pitched roof gable fronted dormer windows are proposed in the front roof elevation along with five roof lights to the rear roof elevation. It is proposed that all external walls would be finished in an off-white render (to avoid mismatched facing bricks), matching plain clay roof tiles and replacement grey uPVC flush casement windows throughout.
- 2.3. The proposed front extension would extend 1.1 metres forward of the front elevation for a width of 3 metres. It would have a dual pitched gable fronted roof form with an eaves height of 2.8 metres and ridge height of 4.5 metres. It is proposed that it would be constructed with a timber frame, fully glazed walls and matching plain clay roof tiles. A new hipped pitched roof is proposed over the existing flat roof bay window on the rear elevation along with other alterations to existing fenestration.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within but on the edge of the settlement boundary of Dadlington at the end of a small row of dwellings. It is a detached bungalow with gable sided main roof form and a flat roofed bay window on its rear elevation. The dwelling is constructed of red/brown facing bricks with a red plain clay roof tiles and white uPVC windows. The dwelling is set back from the highway and central to its plot. The double length tarmac surfaced driveway and concrete hard standing of the former detached garage to the side provide off-street parking for a minimum of three cars. The plot is enclosed in part by 2 metres high close boarded timber fencing to the neighbouring dwelling and hedgerows of varying height elsewhere.
- 3.2. The application dwelling lies at the end of a small row of detached two storey dwellings of varying but suburban design, style and appearance.

4. Relevant planning history

None.

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.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Sutton Cheney Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
 - No relevant policies
- 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) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. 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

Design and impact upon the character of the area

- 8.2. 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 additional design advice in relation to various types of house extensions and alterations.
- 8.3. The existing bungalow is modest in scale relative to the plot that it occupies and relative to the neighbouring dwellings on Stapleton Lane that are all two storey in height and have more extensive widths relative to their plots. The proposed side extension, at up to 8.4 metres in width, would extend for over half the width of the existing bungalow. However, notwithstanding this it would retain adequate separation to each side garden boundary and would not result in a dwelling with a footprint that would be out of scale with its plot. Similarly, the proposed modest increase in the overall ridge height of the new roof by just 0.7 metres (from 6.3 to 7

metres) and retention of the existing 2.5 metres eaves height would result in a dwelling that would remain subordinate to and visually compatible with the scale of neighbouring dwellings and the wider street scene. Notwithstanding that side extensions are generally required to be subordinate in height by the adopted Good Design Guide, the proposed fully flush 8 metres depth and 7 metres ridge height of the extensions would not be critical in this case for the reasons already outlined above. Two dual pitched roof gable fronted dormer windows are proposed in the front roof elevation along with five roof lights to the rear roof elevation. Notwithstanding that dormer windows are not characteristic of the wider street scene, they are well proportioned and spaced and would help to break up the otherwise extensive plain roof and by virtue of its subordinate scale relative to neighbouring development, the inclusion of the dormer windows in the front roof slope is not considered to result in any significant adverse visual impacts on the character or appearance of the application dwelling or wider street scene. It is proposed that all external walls would be finished in a not uncharacteristic off-white render (to avoid mismatched facing bricks), along with the use of matching plain clay roof tiles and new and replacement grey uPVC flush casement windows throughout to ensure a satisfactory and uniform appearance.

- 8.4 The proposed front extension would extend only 1.1 metres forward of the front elevation for a modest width of 3 metres. It would have a clearly subordinate width and dual pitched gable fronted roof form with an eaves height of 2.8 metres and ridge height of 4.5 metres. It is proposed that it would be constructed with a timber frame, fully glazed walls and matching plain clay roof tiles and would result in an attractive focal entrance feature to the front elevation. A new hipped pitched roof is proposed over the existing flat roof bay window on the rear elevation along with other alterations to existing fenestration that are considered to enhance the overall appearance of the application dwelling.
- 8.5 By virtue of the siting, scale, design and proposed use of appropriate complementary and matching corresponding external materials, it is considered that the proposals would respect and complement the scale, detached character and appearance of the existing dwelling and the variety within the wider street scene. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The proposed side extension would extend up to 8.4 metres closer to the blank two storey side elevation gable of the neighbouring dwelling to the west and would be constructed slightly further forward (approximately 2.5 metres) of its near front corner. Notwithstanding this, the proposal would retain a separation distance of 2 metres to the near side boundary and approximately 5 metres from the centre point of the principal habitable room windows in its front elevation. Therefore, the proposal would extend beyond a 45 degree line drawn from that point or result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling. The proposed roof lights in the rear elevation would face towards the 'L' shaped rear garden of the neighbouring dwelling but by virtue of the separation distance of approximately 12 metres to the rear garden boundary and screening provided by the existing 2-3 metres high continuous boundary hedgerow, it is considered that the proposal would not result in any significant loss of privacy to the neighbouring occupiers from potential overlooking from the roof lights.

- 8.8 By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The site currently provides a minimum of three off-street parking spaces on the (former garage) concrete floor hard standing and double length tarmacadam driveway. The proposed extension and loft conversion would result in the addition of a third and possibly fourth (labelled as snug) bedroom to the dwelling. Notwithstanding this the application proposes the provision of four off-street car parking spaces and turning within the site/site frontage to serve the resulting dwelling for which there is more than adequate space available within the plot. The local highway authority design guide requires three spaces for a dwelling with three or more bedrooms and therefore this level of provision would be adequate to serve the resulting dwelling. The proposals would therefore be in general accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Dadlington 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. By virtue of the siting, scale, design and proposed use of appropriate complementary and matching corresponding external materials, it is considered that the proposals would respect and complement the scale, detached character and appearance of the existing dwelling and the variety within the wider street scene. By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking and turning would be retained/provided within the site to serve the resulting three/four bedroomed dwelling along with over 300 square metres of private amenity space. The proposals are considered to be in accordance with 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 Drawing No. 00844705-78244D, Block Plan Drawing No. TQRQM23254205217617, Proposed Ground Floor Plan Drawing No. 1A, Proposed Front Elevation Drawing No. 4A, Proposed Rear Elevation Drawing No. 3A, Proposed East Side Elevation Drawing No. 2A and Proposed West Side Elevation Drawing No. 6A received by the local planning authority on 20 September 2023 and Proposed First Floor Plan Drawing No. 5B received by the local planning authority on 9 November 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).

3. The materials to be used on the external elevations of the proposed extensions and alterations hereby permitted and the existing dwelling shall be in accordance with the external materials details provided within the submitted Planning Application form.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.