

Delegated Report

Planning Ref: 26/00167/HOU

Applicant: Mr W Thornton

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 50 Woodlands Drive, Groby

Proposal: Two storey side extension, two storey extension and canopy to the front elevation, single storey rear extension and replacement of extant flat roof

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks householder planning permission for a two storey-side extension and amendments to the front elevation of the dwelling, alongside a single storey rear extension and a loft conversion. The dwelling also includes the introduction of solar panels to the south facing (front) roof elevation.

3. Description of the site and surrounding area

- 3.1. The existing property of 50 Woodlands Drive, Groby consists of a two storey dwelling with an attached single storey side extension. The dwelling is located on a corner of a cul-de-sac which is defined by the neighbouring bungalows of a mix of designs and materials.
- 3.2. The property benefits from a large front garden which provides off-street parking provision and includes a low level boundary wall and existing shrubbery.

4. Relevant planning history

88/01473/4

Alterations and extensions

Planning permission

03/01/1989

74/01083/4M

Proposed extension to lounge

Planning permission

28/01/1975

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. The letters of objection have been received, raising the following concerns:
- Excessive development
 - Not in keeping with the area
 - Loss of privacy
 - Concerns that property is being converted to flats
 - Parking concerns relating to flats
 - General traffic and parking concerns

6. Consultation

- 6.1. Groby Parish Council: No objections.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

- 7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary of Groby. Therefore, the development of the single storey extensions is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Other matters

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.
- 8.3. The proposed extensions relate to a single storey rear extension, a two-storey side extension and a windowed gable which will be located central to the front of the dwelling providing a large porched area. Within the application process amended plans have been sought reducing the overall massing of the extensions, specifically to the western element, retaining an area of the extant flat roof garage.
- 8.4. It is considered that whilst the proposals are large, they create a degree of balance in the two storey dwelling – and whilst the guidance within the Good Design Guide suggest that two storey extensions should be set down and set back, within this site specific circumstance it would not be appropriate to do so. It is noted that the area is generally defined by bungalows to the western side of Woodlands Drive, however, two storey dwellings with similar features such as the pitched central extension can be seen.

- 8.5. The development is considered to have no detrimental impact on the character of the area and as such would be considered to be in general accordance with Policy DM10.

Impact upon neighbouring residential amenity

- 8.6. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.7. The single storey side extension is the key proposed element closest to the neighbouring property of No. 48 Woodlands Drive. The nature of the single storey proposal, and when considering the existing boundary treatments to the rear of the site, it is not considered that this development would have any detrimental effect on neighbouring residential amenity. The two-storey side extension and associated works are located to the western element of the dwelling, and as such would have no impact on No. 48.
- 8.8. No. 77 Woodlands Drive is considered to be within a reasonable proximity to the proposed two storey side extension of the proposal, which creates the bulk of the proposed works. Amended plans have been sought as part of this application process, to reduce to massing of the side element, and in turn retaining part of the flat roof garage. This amendment has reduced the potential impact on No. 77 by way of a reduced overbearing impact. It is also considered that given the existing two storey element and rear windows, the proposed works would not worsen any overlooking impacts.
- 8.9. It is noted that within the neighbouring objection letters concern has been raised as to the side windows of the property. It is noted that the windows serve en-suites and as such will be conditioned to be obscure glazed to reduce any overlooking or loss of privacy impacts.
- 8.10. It is considered that given the above, the development would not create undue impacts on neighbouring residential amenity, and as such the development is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.11. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.
- 8.12. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.13. The proposals and extensions extend the property from a 5-bedroom to a 6-bedroom family dwelling. The site benefits from an area of hardstanding to the front of the dwelling which affords space for three off-street car parking spaces. The proposals do not impede on the existing parking facilities afforded to the dwelling by

way of their location, similarly, the extensions would not have any detrimental impacts on the local highway network nor highway safety.

- 8.14. The proposal therefore complies with Policies DM17 and DM18 of the SADMP.

Other matters

- 8.15. It is noted that within the neighbouring objection letters, concern has been raised that the site will be converted into flats. It is noted that under this planning application, no such change has been proposed, and as such would not form a material planning consideration as part of this proposal. Such a change would require a further application for planning permission whereby the planning merits of such a scheme would be assessed.

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 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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:

- Proposed plans and elevations Drg No. 4302-03 Rev J
- Proposed floor plans Drg No. 4302-02 Rev J

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 alteration shall match the materials detailed on the hereby approved 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).

4. The windows serving bedroom No. 5 and No. 6 shown on the hereby approved plan 'Proposed plans and elevations Drg No. 4302-03 Rev J' shall be obscure glazed and shall remain so in perpetuity.

Reason: To ensure that the residential amenity of neighbouring properties is safeguarded from issues of overlooking and loss of privacy, 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.