

Delegated Report

Planning Ref: 24/00722/HOU
Applicant: Mr Daniel Phillips
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 12 Whitemoors Road Stoke Golding Leicestershire

Proposal: Single storey rear extension

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 full planning permission for the construction of a single storey extension to the rear elevation of a dwelling, 12 Whitemoors Road, Stoke Golding.

2.2. The proposed single storey rear extension would extend 3.5 metres in depth to be flush with an existing single storey rear extension and for a width of 5.8 metres across the remainder of the rear elevation and up to the common side boundary. It would have a low profile lean-to roof form with an eaves height of 2.7 metres to match and be flush with the roof of the existing single storey structure to which it would be attached, with a maximum height of 3.54 metres. It would have full height glazed bi-fold doors and a wide roof light to the rear elevation. It is proposed that the extension would be constructed with matching corresponding external materials. A narrower but deeper conservatory would be demolished to enable the development.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Stoke Golding on a residential estate. It is a semi-detached two storey house with gable sided main roof form. It has a two storey forward projection with subordinate dual pitched front gable and a lean-to porch, a single storey side extension with low profiled dual pitched side gabled roof which extends beyond the rear elevation, and a conservatory with polycarbonate hipped pitched roof to the rear elevation. The dwelling is constructed of red multi facing bricks, grey concrete interlocking roof tiles and white uPVC windows. It has three off-street parking spaces on the 8 metres wide and 6.5 metres deep concrete block paved site frontage. The rear garden is enclosed by 2 metres high close boarded timber fencing.

3.2. There are similarly scaled two storey semi-detached houses either side of the site. The adjoining semi-detached house to the north (No. 14) has been extended to the rear elevation with a single storey lean-to extension of approximately 3.5 metres in depth across its full width. The neighbouring dwelling to the south (No. 10) is set much further forward of the application dwelling.

4. Relevant planning history

10/00812/FUL

- Extension and alterations to dwelling
- Permitted
- 11.01.2011

13/00951/FUL

- Part change of use of ground floor from residential dwelling (C3) to child minding (D1) including extensions and alterations to dwelling
- Permitted
- 08.01.2014

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Stoke Golding Parish Council.

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan (SGNP) 2020-2039 (review 2024)
- Policy SG15: Design
- 7.2. Core Strategy (2009)
- No relevant policies
- 7.3. 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
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. 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 dwellings 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 SG15 of the 'made' SGNP requires development to be in keeping with the scale, form and character of its surroundings. 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 advice in respect of the siting and design of house extensions and states:

'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.'

8.3 The proposed single storey rear extension would extend for an appropriate depth of 3.5 metres to be flush with an existing single storey rear extension to which it would be attached and for an appropriate width of 5.8 metres across the remainder of the rear elevation up to the common side boundary. By virtue of its single storey scale and lean-to roof form with a matching eaves height of 2.7 metres and maximum height of 3.54 metres it would appear as a clearly subordinate addition to the existing dwelling. It would have full height glazed bi-fold doors and wide roof light to the rear elevation which would be acceptable in terms of design. It is proposed that the extension would be constructed with matching corresponding external materials which would ensure a satisfactory and unified appearance. The proposal would reflect the scale, width, depth and design of the similar rear extension attached to the adjoining dwelling to the north.

8.4 By virtue of its siting, scale, design and proposed use of matching corresponding external construction materials to ensure a uniform appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and surrounding area and would therefore be in accordance with Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.5 Policy SG15 of the 'made' SGNP requires development not to adversely affect the amenities of local residents, including loss of daylight/sunlight, privacy, air quality, noise and light pollution. 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.

8.6 The proposed single storey rear extension would extend 3.5 metres in depth along the common side boundary with the adjoining semi-detached dwelling to the north (No. 14). It would replace an existing conservatory that currently extends to a greater depth of 4.24 metres along the common side boundary. In addition, No. 14 has already been extended to its rear elevation with a single storey lean-to extension of similar 3.5 metres depth and height across its full width. Therefore, the proposal would not result in any adverse overbearing or overshadowing impacts on the adjoining dwelling and there are no new windows proposed that would result in any loss of privacy to the adjoining neighbouring occupiers.

8.7 The neighbouring dwelling to the south (No. 10) is set much further forward of the application dwelling and the proposed extension would be screened from No. 10 by the existing single storey side/rear extension to which it would be attached. Therefore, the proposal would have no adverse impacts upon the residential amenity or privacy of the neighbouring occupiers of No. 10.

8.8 The proposal is only single storey and would be set in from the rear garden boundary by 12 metres and therefore would not have any adverse impacts on the residential amenity or privacy of the neighbouring garden of 34 Roseway to the east.

8.9 By virtue of the siting, scale, design, screening and separation distances, it is considered that the proposal would not result in any significant adverse impacts on

the residential amenity or privacy of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring occupiers.

Impact upon parking provision

- 8.10 Policy SG15 of the 'made' SGNP seeks to ensure that development is in keeping with the character of its surroundings and ensure parking is integrated so that it does not dominate the street. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposal would not result in the addition of any bedrooms space to the existing three bedroomed house. There are currently three off-street parking spaces on the 8 metres wide and 6.5 metres deep concrete block paved site frontage. This existing off-street car parking provision would be unaffected by the proposed extension and the level of provision would remain adequate to serve the existing/resulting three bedroomed house in accordance with local highway authority design guide standards.
- 8.12 Policy SG15 of the 'made' SGNP seeks to avoid the domination of cars within the street scene. In this case, the area of hard standing for off-street parking within the site frontage is an existing situation and is not uncharacteristic of other frontages in the vicinity that are 100% hard surfaced. Whilst there is no soft landscaping within the site frontage of the dwelling, this is at least set behind a wide grassed highway verge that also has a semi-mature ornamental tree which together provide some visual amenity to the street scene and diminish the effect of the frontage parking to a degree. Therefore, it is considered that the site is not out of character with the surrounding area. The proposal is considered to be in general accordance with the aims of Policy SG15 of the 'made' SGNP, and with Policy DM18 of the adopted SADMP, the Council's adopted Good Design Guide and the local highway authority design guidance 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 proposal relates to an extension and alterations to an existing dwelling within the settlement boundary of Stoke Golding 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 its siting, scale, design and proposed use of matching corresponding external construction materials to ensure a uniform appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and surrounding area. By virtue of the siting, scale, design, screening and separation distances, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate existing off-street parking spaces for three vehicles and private rear amenity space of 100 square metres would be retained to serve the existing/resulting three bedroomed dwelling. The proposal is therefore considered to be in accordance with Policy SG15 of the 'made' SGNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the overall general principles of the Council's adopted Good Design Guide 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan, Proposed Block Plan and Proposed Floor Plans/Roof Plan received by the local planning authority on 25 July 2024 and Proposed Elevations Drawing No. 002 Rev A received by the local planning authority on 14 August 2024.

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 extension and alteration hereby permitted shall match the corresponding materials of the existing dwelling.

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 building.control@blaby.gov.uk or call 0116 272 7533.