

Delegated Report

Planning Ref: 24/00727/HOU

Applicant: Mrs Janet Munn

Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Site: 12 Parkfield Close Ratby Leicestershire

Proposal: Single storey side 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 planning permission for the construction of a single storey side extension to a dwelling, 12 Parkfield Close, Ratby.

2.2. The proposed single storey side extension would be set back 0.9 metres from the existing front elevation and extend 3.1 metres from the side elevation and for a total depth of 8 metres, including 2.5 metres beyond the rear elevation. It would have a dual pitched gable sided roof form with an eaves height of 2.4 metres and a ridge height of 4.1 metres. It is proposed that it would be constructed of matching corresponding external materials as the existing dwelling. The existing 2 metres high solid close boarded timber fence to the side highway boundary would be retained as would a majority of the existing 2 metres high boundary hedgerow around the corner of the site frontage. A young tree would be removed to enable development.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Ratby on a large residential estate. It occupies a prominent corner plot within a cul-de-sac. It is a two storey detached house with gable sided roof form. It is constructed of red facing bricks, red/brown interlocking concrete roof tiles and white uPVC windows. It has a detached dual pitched roof garage constructed of matching materials extending along its rear garden boundary with a tarmac forecourt for a second vehicle. The side/rear garden is enclosed by 2 metres high solid close boarded timber fencing. The front corner of the site is enclosed by a wide and well maintained 2 metres high evergreen hedgerow.

3.2. The surrounding area predominantly comprises similarly designed detached and semi-detached two storey houses and some bungalows.

4. Relevant planning history

None.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. One response has been received confirming no objection to the proposal.

6. Consultation

6.1. No response has been received from Ratby 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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- 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 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 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 further advice in respect of the siting and design of various types of house extensions.

8.3 The proposed single storey side extension would extend 3.1 metres in width from the side elevation, less than half the 8 metres width of the existing dwelling. It would extend for a total depth of 8 metres, including 2.5 metres beyond the rear elevation. It would have a dual pitched gable sided roof form that would reflect the form of the main roof and have a clearly subordinate eaves height of 2.4 metres and ridge height of 4.1 metres. By virtue of its appropriate width, depth and single storey scale the proposal would appear as a clearly subordinate addition to the existing dwelling in terms of both its footprint and height. It is proposed that it would be constructed of matching corresponding external materials as the existing dwelling to ensure a satisfactory and unified appearance.

8.4 It would extend to just inside the Heathbrook Drive highway boundary and would therefore be visible from within the street scene. However, it would not extend significantly further forward of the Heathbrook Drive front building lines of the neighbouring dwellings to either the northeast or southwest of the site. In addition,

the proposal would be set back by 0.9 metres from the front elevation and on a slightly lower ground level than the Heathbrook Drive highway such that the existing 2 metres high front boundary hedgerow and 2 metres high close boarded timber fencing to the side highway boundary that are to be retained would effectively screen most of the structure other than its dual pitched gable sided roof. By virtue of its single storey scale and screening, it is considered that it would not be overly visually prominent within the street scene or result in any significant adverse impacts upon the character or appearance of the surrounding area.

- 8.5 By virtue of its siting, scale, design and subject to the proposed use of matching external materials to ensure a unified appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not be overly visually prominent or result in any significant adverse visual impacts on the character or appearance of the street scene or surrounding area. The proposal is 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 By virtue of its siting to the highway side of the application dwelling, its single storey scale, design, screening by existing structures and minimum separation distance of 12 metres to all neighbouring properties, the proposal 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 principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

- 8.9 The proposal would not result in the addition of any bedroom space or result in the loss of any existing parking spaces and would therefore have a neutral impact in respect of off-street parking provision. The existing/retained off-street parking provision of two spaces within the garage and on its forecourt would therefore remain adequate to serve the resulting dwelling in 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 proposal is for an extension and alteration to an existing dwelling 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. By virtue of its siting, scale, design, appearance, screening, and separation distances the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts on the character or appearance of the street scene or the privacy or residential amenities of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces would be retained within the site to serve the resulting dwelling along with adequate private rear amenity space of approximately 100 square metres. The proposal is 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 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: Site Location Plan and Proposed Site Plan Drawing No. 12PC/SLP and Proposed Floor Plan, Section and Proposed Elevations Drawing No. 12PC/A1 received by the local planning authority on 26 July 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.