

Delegated Report

Planning Ref: 23/00943/HOU

Applicant: Mr Harrison

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 44 Arnold Road Stoke Golding Nuneaton

Proposal: Erection of front 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 front porch at 44 Arnold Road, Stoke Golding.
- 2.2. The proposed porch would measure 2.30 metres in depth and 3.00 metres in width. It would feature a hipped roof which would measure 2.50 metres to the eaves and 3.25 metres to the ridge.
- 2.3. The proposed external materials include the use of red facing brick, brown tiles to the roof and white uPVC windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within a cul-de sac, within the settlement boundary of Stoke Golding. The dwelling comprises the use of red brick to the walls with a line of bleach brick to middle point of the dwelling and red cladding to the first floor front dormer, brown tiles to the roof and brown uPVC to the windows. The main dwelling access and single car garage sits to the north-east elevation of the dwelling.
- 3.2. The street scene is relatively uniform in design, scale and finish. The proposed porch would therefore not be out of character with the existing street scene.

4. Relevant planning history

01/01001/FUL

- EXTENSION TO DWELLING
- PER
- 05.12.2001

88/00162/4

- IMPROVED TURNING FACILITY TO EXISTING HIGHWAY AND NEW SURFACE WATER DRAINAGE SYSTEM
- REF
- 26.04.1988

89/00771/4

- CONSTRUCTION OF HOUSES GARAGES AND ASS WORKS
PLOTING OF PART OF DEV APPROVED UNDER APPLICATION REF
89 0591 4
- PER
- 24.07.1989

86/00591/4

- RESIDENTIAL DEVELOPMENT COMPRISING CONSTRUCTION OF
DWELLINGS ROADS SEWERS AND ASSOCIATED WORKS
- PER
- 29.07.1986

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. No objections have been received from the below consultees;
- Stoke Golding Parish Council
 - LCC Ecology

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan 2020-2039
- Policy SG11: Ecology and Biodiversity
 - Policy SG15: Design
- 7.2. Core Strategy (2009)
- Policy 11: Key Rural Centres Stand Alone
- 7.3. 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
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

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 SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy SG11 of the Stoke Golding Neighbourhood Plan seeks to ensure that development proposals are supported where they do not causes a harm to the biodiversity or the geological significance of a site if there is a perceived potential harm the site must include adequate mitigation or compensate for the harm. Policy SG15 of the Stoke Golding Neighbourhood Plan seeks to ensure that development proposals are supported where they respect the traditional character of Stoke Golding.
- 8.3 The proposal would be viewable within the street scene. It would project forward of the front elevation by 2.30 metres, is single storey in nature; and would create an additional 6.90 square metres of floor space at the property. The main entrance would be relocated from the south-east to the north-east of the application dwelling.
- 8.4 The Good Design Guide SPD states that front extensions *“should take the form of the existing building mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.”* The porch would feature a hipped roof line to complement that of the existing dwelling and the eaves and ridge height would match that of the existing main entrance, by virtue it would comply with the Good Design Guide SPD.
- 8.5 The proposed materials would match the existing materials of the dwelling.
- 8.6 Accordingly, the proposal is considered to be in keeping with the existing character of the dwelling and surroundings in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy SG15 of the Stoke Golding Neighbourhood Plan seeks to ensure that development proposals are supported where they do not significantly affect the amenities of residents in the area.
- 8.8 The proposed front porch would not project past the principle elevation of the application dwelling. By virtue of the nature, quantum and scale of the development proposed, it is not considered that the proposed porch would have any overbearing impacts upon neighbors to the east or west of the application site.
- 8.9 The proposed porch is to feature a window measuring approximately 1.60 meters in width and 1.00 meters in height to the south-east and a front door to the north-east measuring approximately 0.85 meters in width and 2.25 meters in height. Due to the orientation of the dwelling and the surrounding there are not considered to be any adverse impacts upon the occupiers of the 59 Arnold Road, Stoke Golding.
- 8.10 The proposed development would therefore satisfy Policy DM10 of the SADMP and Policy SG15 of the Stoke Golding Neighbourhood Plan in this regard.

Impact upon highway safety

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 Section 3.151 of the Leicestershire Highways Design Guide states that “a *three-bedroom dwelling in suburban or rural areas should host two spaces*”. The proposed porch would result in the loss of space to the front of the dwelling, however only to a minimal extent. The application dwelling would still sufficiently host at least two spaces meeting the guidance as set out in the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.13 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, and the Leicestershire Highways Design Guide.

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 is located within the settlement boundary of Stoke Golding and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposed porch would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 and DM12 of the SADMP, Policies SG11 and SG15 of the Stoke Golding Neighbourhood Plan and is recommended for approval subject to the conditions below.

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined at the end of this report
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- 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 September 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies SG11 and SG15 of the Stoke Golding Neighbourhood Plan.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan & Block Plan as received by the Local Planning Authority on the 27th September 2023.

Existing and Proposed Elevations and Floor Plans, Drg No. 485/07-03 as received by the Local Planning Authority on the 26th October 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies SG11 and SG15 of the Stoke Golding Neighbourhood Plan.

11.3 Notes to applicant

- 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.