

Delegated Report

Planning Ref: 24/01089/HOU

Applicant: Mr and Mrs Hitchman-Robey

Ward: Burbage Sketchley & Stretton

Site: 16 Manor Close, Burbage

Proposal: Two storey rear extension, single storey side and front extension



Hinckley & Bosworth
Borough Council

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 is for the erection of a two storey rear extension measuring 4.3m in width and 3.1m in depth, and a single storey rear extension measuring 4.5m in depth and 3.2m in width. The proposal also includes a small front extension measuring 5.1m in width and 2m in depth.

3. Description of the site and surrounding area

- 3.1. The development site is a two-storey detached dwelling located within a cul-de-sac of Manor Close. The site has off-street car parking to the front of the dwelling. The close is predominantly two-storey detached dwellings set back from the highway.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours.
- 5.2. No comments received.

6. Consultation

- 6.1. Burbage Parish Council: No objections.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable 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 (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. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The two storey rear extension is not considered to be visible from the street scene and therefore will have no impact on the character of the area. The single storey side extension is located behind the existing side garage and will therefore not have any impact on the character of the area. The proposed front extension, which includes a pitched roof is of acceptable design and is similar to the neighbouring property at No. 14 Manor Close. The proposed extensions are therefore considered to have no detrimental impacts on the character of the area.
- 8.4. As such the proposal is considered in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5. Policy DM10 of the adopted SADMP requires 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 side extension is located along the boundary with the neighbouring property of No. 18 Manor Close, and is 2.7m in height. The single storey side element does breach the 45 degree rule, however given the single storey nature and the existing boundary treatments it is considered that the minor overbearing impacts would not be highly significant in its impacts on neighbouring residential amenity. Given the extension is single storey in nature the proposal is not considered to give rise to significant detrimental impacts to the neighbouring property in terms of loss of light, loss of privacy, overshadowing, overlooking or overbearing impacts. The single storey front extension is also considered to have no impact on neighbouring residential amenity.
- 8.7. The two storey rear extension is set away from the boundary of the property and extends of the existing two storey rear element, extending the existing kitchen at ground floor level and the upper floor bedrooms in line with the existing element. The proposal is close to achieving the 45 degree rule, approx. and whilst it is acknowledged that there may be some degree of overbearing/over dominance impacts, these would not cause significantly detrimental impacts to neighbouring residential amenity. The proposal due to its location is not considered to cause detrimental impacts to the neighbouring property in terms of loss of light, loss of privacy, overshadowing, overlooking or overbearing impacts. Overall it is considered that the proposal is acceptable and in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.8. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.

8.9. The proposal does not propose any additional bedrooms at the development site and therefore there is no requirement for any additional off-street car parking and the existing off-street car parking to the site frontage and side is considered acceptable. There are no additional impacts to highway safety as a result of the proposed development.

8.10. As such the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

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 considered to be acceptable in terms of its impact on the character of the area and overall design, its limited impacts on neighbouring amenity and highway safety/vehicular parking.

10.2. It is therefore considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

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:

Block and Location Plan Drg No. 786-04
Planning Proposed Scheme Drg No. 786-02 Rev B

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 proposed elevations of the extensions shall accord with the approved materials detailed within the application form.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies 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.