

Delegated Report

Planning Ref: 24/00332/HOU
Applicant: Ian Thompson
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 46 Waterfall Way Barwell Leicester

Proposal: Infill extension to existing garage and 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. The application seeks full planning consent for a single storey rear extension and a single storey side extension to connect the existing main dwelling and garage at 46 Waterfall Way, Barwell.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation by 2.67 metres and would host a width of 3.37 metres. It would host a hipped roof which would measure 2.15 metres to the eaves and 3.04 metres to the ridge.
- 2.3. The proposed single storey side extension would project outwards from the existing side elevation of the main dwelling by 0.82 metres, connecting the existing main dwelling and garage and would host a width of 2.50 metres. It would host a pitched roof which would measure 2.15 metres to the eaves and 3.04 metres to the ridge, replicating the roof line of the existing garage.
- 2.4. Additional alterations include the addition of four Velux windows, two to the roof of the existing rear elevation and two to the roof of the existing rear extension. Two windows are proposed to the side extension and one window and a set of bi-fold doors are proposed to the rear extension.
- 2.5. The proposed external materials would match those of the existing dwelling.
- 2.6. Amendments have been sought from the applicant.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling, situated within the settlement boundary of Barwell. The application dwelling comprises the use of brown brick to the walls with timber cladding to the first floor of the front elevation, grey interlocking tiles to the gabled roof and brown tiles to the hipped roof hosting the porch, white uPVC is present to the windows.
- 3.2. The site is surrounded on three sides (north, east and west) by other residential dwellings, with open fields to the south (rear) which hosts a public footpath, running from Waters End to Normandy Way. Many of the surrounding dwellings have been altered and extended with both single and 2-storey extensions. Off-street parking is located to the side and front of surrounding dwellings.
- 3.3. The street scene of Waterfall Way is predominantly uniform in design, scale and finish.

4. Relevant planning history

00/00592/FUL

- ERECTION OF DETACHED CONCRETE SECTIONAL GARAGE
- PER
- 25.07.2000

04/00524/FUL

- EXTENSION AND ALTERATION TO DWELLING
- WDN
- 05.08.2004

04/00996/FUL

- EXTENSION AND ALTERATIONS TO DWELLING
- PER
- 12.10.2004

24/00534/CLP

- Single storey rear extension
- WDN
- 08.07.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No objections have been received.

6. Consultation

6.1. Barwell Parish Council;

- No objections.

6.2. LCC Ecology;

- *“The proposed development is a single-storey extension sited on existing garden.*
- *There will be a small impact on the roof void of the garage, but this is unlikely to have suitability for roosting bats.*
- *Therefore I have no objection or further comments to make on this application.”*

7. Policy

7.1. Core Strategy (2009)

- Policy 3: Development in Barwell

- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design

- 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)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity

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.
- 8.3 The application seeks full planning consent for a single storey rear extension and a single storey side extension to connect the existing main dwelling and garage.
- 8.4 The Councils Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling, by featuring an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.5 The proposed single storey rear extension would be screened from a public realm on Waterfall Way, due to its situation to the rear elevation of the existing dwelling. The extension would host an amended projection of 2.67 metres, a significantly improved projection from the previously proposed 4.39 metres, which would have appeared over dominant in relations to the existing dwelling, especially when taking into account the existing garage present at the site which would have created a “U” shaped building form with the previously proposed mirroring projections.
- 8.6 The proposal would feature a hipped roof design which would complement the existing design of the dwelling. The eaves and ridge height would sit narrowly above those of the existing garage, nevertheless the proposal would still appear subordinate to the existing dwelling.
- 8.7 Observation has been given to the adjacent extensions to the west which feature a similar projection and therefore the proposed development is not considered to be an incongruous addition to the application dwelling or surrounding area.
- 8.8 The Councils Good Design Guide states that side extensions should appear smaller in scale and massing in order to be subordinate to the main building and should be set back from the ridge of the existing house and set back from the front elevation by a minimum of 0.50 metres in both directions.
- 8.9 The proposed single storey side extension would project outwards from the existing side elevation of the main dwelling by 0.82 metres, connecting the existing main dwelling and garage. It would be set back by 7.78 metres from the principle elevation of the dwelling and would sit behind the building line of the existing

garage. The eaves and ridge height would replicate those of the existing hipped roof to the garage appearing to be a subordinate addition.

- 8.10 A singular window is proposed to the front and rear elevation of the proposed extension, which is to accommodate a washroom. In this case, a standard condition requiring the proposed window to the front elevation to be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable has been considered expedient, due to the nature of the spaces use.
- 8.11 The proposed external materials will match those of the existing dwelling.
- 8.12 For the above reasons it is considered that the proposal would preserve the character and appearance of the application dwelling and Station Road. Consequently, the proposal complies with Policy DM10 of the SADMP and the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.14 The proposed rear extension would not be viewable from the adjacent highway, Waterfall Way, nevertheless the proposed side extension would be viewable. The proposed single storey side extension would, however be situated 21.70 metres from the adjacent highway and therefore due to its minor nature and significant setback distance there are not considered to be any adverse impacts upon the neighbouring dwelling to the north, 53 Waterfall Way.
- 8.15 The proposed single storey rear extension would be finished with a hipped roof design, which would host two Velux roof lights to the east and west slopes. The height of this element adjacent to the shared boundary with 44 Waterfall Way would be 3.04 metres and it would project 2.67 metres into the rear garden. The extension would abut to the shared boundary line. 44 Waterfall Way hosts a principle opening directly adjacent to the proposal, nevertheless on the basis of the presence of existing single storey extensions to the rear of 44 Waterfall Way and the orientation of the site it is not considered that this element would result in significant adverse effect in terms of overbearing impact or loss of natural light to neighbouring properties. Further to the above no objections have been received from the occupiers.
- 8.16 The proposed extensions would be screened by the existing garage and outbuildings to the east and south, therefore there is not considered to be any adverse impacts upon 48 Waterfall Way, 2 Waters End or the public footpath situated within the adjacent open field.
- 8.17 Overall it is considered that the proposed development would therefore satisfy Policy DM10 in this regard.

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

- 2.7. The proposal is for a single storey rear extension and a single storey side extension to an existing dwelling, located within of the settlement boundary of Barwell, 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.
- 10.1 The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the SADMP. The proposal and is 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 8th April 2024.

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).

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, Drg No. 0322-A-GA-001 Rev A
- Block Plan, Drg No.0322 -A-GA-002 Rev A
- Site Plan, Drg No.0322 -A-GA-003 Rev B
- Proposed Floor Plans, Drg No.0322 -A-GA-007 Rev B
- Proposed Elevations, Drg No.0322 -L-GA-008 Rev B

all as received by the Local Planning Authority on the 8th July 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The window to the ground floor front elevation of the side extension shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **Notes to applicant**

- a.) 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.