

Planning Committee 17th December 2024
Report of the Head of Planning

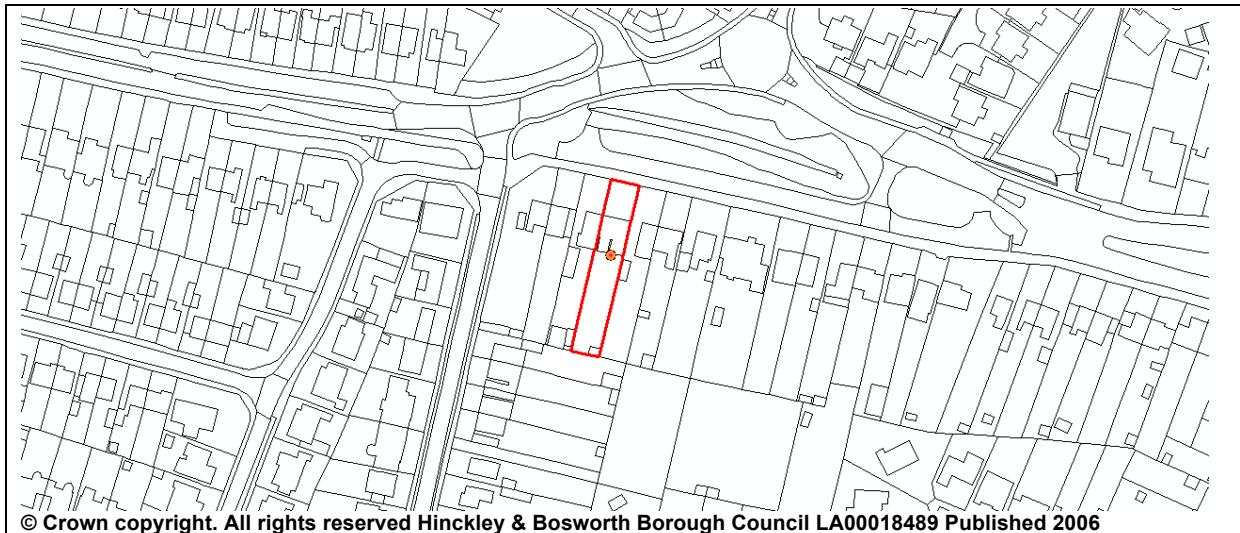
Planning Ref: 24/00897/HOU
Applicant: Mrs Joanne O'Shea
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 136 Leicester Road Groby Leicester

Proposal: Erection of a front porch



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

1.2. That the Head of Planning be given powers to determine the final detail of planning conditions.

2. Planning application description

- 2.1.** This householder application seeks planning permission for the erection of a front porch at 136 Leicester Road, Groby.
- 2.2.** The proposed porch would project outwards from the existing front elevation by 2.50 metres and would host a width of 2.54 metres (5.58 metres including the canopy element). It would feature a mono-pitched roof form which would measure 2.30 metres to the eaves and 3.30 metres to the ridge.
- 2.3.** The application proposes the use of matching external materials to the existing dwelling, with the exception of the introduction of cream render to the walls.

3. Description of the site and surrounding area

- 3.1.** The application site relates to a 1930's two-storey semi-detached residential dwelling, situated within the settlement boundary of Groby. The dwelling itself comprises a hipped roof form, with feature gable to the front constructed in brown concrete interlocking tiles. Red facing bricks and brown render/pebble dash is

present to the walls and white uPVC to the windows. The principle elevation hosts a dual bay window design, with an arched design to the main access and an integral single garage. Tarmacadam hardstanding sits forward of the principle elevation which is enclosed by various types of vegetation. The site can be accessed to the south of the main highway Leicester Road, via a service road.

- 3.2. There is a varied character to this part of Leicester Road, which includes two storey detached and semi-detached properties, as well as numerous bungalows, all of which vary considerably in their use of materials. Many of these properties have been subject to extensions and alterations over time, however the retained building line creates a degree of uniformity.

4. Relevant planning history

07/00515/FUL

- ERECTION OF CONSERVATORY
- PERMITTED
- 27.06.2007

14/00862/HOU

- Extensions and alterations to dwelling
- PERMITTED
- 14.11.2014

83/00229/4

- EXTENSION TO HOUSE
- PERMITTED
- 26.04.1983

78/00613/4M

- KITCHEN EXTENSION
- PERMITTED
- 24.05.1978

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.
- 5.2. Following the above publication, no comments have been received. It should be noted that the site notice expires following publication of this report and therefore should any comments be received they will be reported to Planning Committee via the Supplementary Information alongside assessment of any points raised.

6. Consultation

- 6.1. Grobby Parish Council:

"The Planning & Development Committee reviewed the application and had no objections."

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies.
- 7.2. 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
- 7.3. 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
 - 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.
- 8.3 The proposed front porch would project 2.50 metres forward of the front elevation and would host a 2.54 metre width, which would extend to the south-east by 3.04 metres to form a canopy porch over the existing integral garage. It would have a mono-pitched roof form with an eaves height of 2.30 metres and a ridge height of 3.30 metres. Porch extensions with adjoining canopies are not a particularly prominent feature within the immediate street scene, nevertheless as the addition would be a clearly subordinate and a well-proportioned addition to the front elevation that would not be overly visually prominent within the street scene. As above the street scene has a reasonably uniform building line, but there are some limited examples of porches of varying designs which protrude beyond this. Considering the scale and single storey nature of the porch and the variety of built form in the immediate area the development is not considered to bear a significant impact upon the existing character of the dwelling or surrounding area.
- 8.4 The application proposes the use of matching external materials to the existing dwelling, with the exception of the introduction of cream render to the walls to replace the existing brown render/pebble dash. Cream render is, however already a particularly prominent feature within the street scene, therefore the proposal is considered to have a satisfactory and unified appearance, which would not look out of place within the existing street scene.
- 8.5 By virtue of the proposals siting, scale, design and proposed use of matching corresponding external materials (with the exception of render) in its construction to ensure a unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and

surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

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 The proposed porch would protrude past the existing principle elevation of 134 Leicester Road by approximately 1.86 metres and would protrude past the existing principle elevation of 138 Leicester Road by approximately 2.25 metres. By virtue of its appropriate scale and mass, the proposed porch extension would not have any adverse overbearing impacts upon neighbours immediately surrounding the site.
- 8.8 There are two windows proposed to the side elevations of the proposed porch facing towards 134 Leicester Road and 138 Leicester Road. However, by virtue of separation distances between the proposal and the neighbouring properties (approximately 3.94 metres to 134 Leicester Road and approximately 3.44 metres to 138 Leicester Road), the mature vegetation in place to the boundary lines and the proposed and existing adjacent windows to the proposed porch both serving non-habitable rooms, the development is not considered to have any adverse overlooking impacts.
- 8.9 It is concluded that the proposed development would adequately accord with Policy DM10 of the SADMP in this regard.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision and of appropriate design.
- 8.11 The Council's Good Design Guide seeks to ensure that front extensions do not result in the loss of existing parking spaces where it would impact on the street scene.
- 8.12 By virtue, that the extension would not create any additional bedrooms at the dwelling and due to the minor nature of the proposed front extension, there is not considered to be any adverse impacts upon the parking provision at the site. The dwelling would retain at least 3 parking spaces which is acceptable for a dwelling of this size.
- 8.13 The proposed development would therefore satisfy Policy DM18 of the SADMP and the Council's Good Design Guide 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 in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposal relates to extensions and alterations to an existing dwelling located within the settlement boundary of Groby 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. 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. The proposal would not cause any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP and the Good Design Guide SPD. The proposal 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 That the Head of Planning be given powers to determine the final detail of planning conditions.

11.3 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, as received by the Local Planning Authority on the 25th September 2024.
- Existing, Proposed Elevations, Floor Plans, 3D Photo, Drg No's A101-A103, as received by the Local Planning Authority on the 26th October 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).

3. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 25th September 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).

11.4 **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.