

Delegated Report

Planning Ref: 23/00845/HOU

Applicant: Mrs Blewitt

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 37 Arnold Road Stoke Golding Nuneaton

Proposal: Proposed 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 at 37 Arnold Road, Stoke Golding.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 2.25 metres and would have a depth of 3.00 metres. It would feature a flat roof which would measure 3.00 metres in height.
- 2.3. Additional alterations include the addition of a roof lantern measuring 3.20 metres in width, 1.40 metres in depth and 0.40 metres in height.
- 2.4. The external materials include the use of red brick to the walls, Grey GRP or Rubber membrane to the roof and grey uPVC windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a late 20th century two-storey detached dwelling situated within the settlement boundary of Stoke Golding. The dwelling comprises the use of red brick to the walls, brown tiles to the roof and grey uPVC windows and doors. A semi-detached single garage sits to the south-west side of the dwelling. The dwelling is orientated to the south-west.
- 3.2. A coherent appearance is found throughout this part of Stoke Golding through the use of materials. The street scene is predominantly uniform in scale, design and finish. The proposed single storey rear extension would therefore not be out of character with the surrounding area.

4. Relevant planning history

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 Stoke Golding Parish Council.

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan 2020-2039
- 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
- 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

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 SG15 of the Stoke Golding

Neighborhood Plan seeks to ensure that development reflects the traditional character of Stoke Golding, is in keeping with the surrounding area.

- 8.3 The proposed extension would sit to the rear (south-east) of the dwelling. It would be predominantly screened by the existing dwelling, however would be partially viewable from a public vantage point from the south-east of Arnold Road by virtue of the orientation of the dwelling. The proposed rear extension would project outwards from the existing rear elevation by 2.25 metres and would have a depth of 3.00 metres.
- 8.4 The proposed rear extension would be single storey in nature and its width would span the entirety of the existing host dwelling. According to its overall proportionate depth, subordinate scale and appropriate design, this aspect of the proposed development would respect the character of the existing host dwelling and would not have any adverse impacts upon the visual amenity of the surrounding street scene, by virtue of its location to the rear.
- 8.5 The Good Design Guide states that *"Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house"*. The proposed extension would feature a flat roof which would measure 3.00 metres in height. The dwelling at present features a pitched roof design, however by virtue of the extension being situated to the rear and minimally visible from a public realm the addition of the flat roof would be considered acceptable.
- 8.6 The proposed materials would match the existing materials of the dwelling with the exception of the use of Grey GRP or Rubber membrane to the roof. By virtue of the development being minimally visible from the street scene this addition would not have a detrimental impact upon the character of the area.
- 8.7 By virtue, 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

- 8.8 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. Policy SG15 of the Stoke Golding Neighborhood Plan seeks to ensure that development does not adversely impact upon residential amenity.
- 8.9 The neighbouring dwellings to the north, no. 33 & 35 Arnold Road, would be approximately 11.50 metres from the proposal. The proposal would not project any closer to no.33 or 35 than the existing dwelling. It would feature no addition windows to the north of the proposed extension, however an additional door and a reduction in an existing window is proposed to the ground floor of the existing dwelling. It would be single storey in nature and there is a boundary fence between the dwellings. A container also sits to the garden of no.33 measuring approximately 2.50 metres in height. Due to the nature of the proposal and the existing boundary treatments it is considered that there would be no adverse impact upon the residential amenity of these neighbouring dwellings.
- 8.10 The proposed rear extension would project as far as the rear elevation of no.39. A set of 7 bi-fold doors are proposed to the extension. Two bi-fold doors are proposed to fold round to the south-west elevation measuring approximately 2.13 metres in height and approximately 2.28 metres in width. One window to the ground floor elevation is also to be removed. Due to the existing boundary treatments, the positioning of a wooden structure and a blank elevation to no.39 there would be no adverse impact upon the residential amenity of this neighbouring dwelling.

- 8.11 A roof light would be featured to the flat roof there would not be any adverse impacts in terms of overlooking due to the position of the extension.
- 8.12 Overall, it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature. The proposal would therefore be in accordance with Policy DM10 of the adopted 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.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Stoke Golding and is for a single storey rear extension at 37 Arnold Road, Stoke Golding, 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. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposal would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties. The proposals are considered to be in accordance with Policies DM1, DM10 of the adopted SADMP, and the adopted Good Design Guide, 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved application form received by the Local Planning Authority on the 29th August 2023.

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:

Existing, Proposed, Floor, Roof Plans, Elevations, Block, Site Location Plan, Drg No. AVD-780-ARS-PL01 as received by the Local Planning Authority on the 29th August 2023.

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).

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.