

Delegated Report

Planning Ref: 24/00533/HOU

Applicant: Mr. Mrs. Mather

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 64 Manor Road Desford Leicestershire

Proposal: Two storey rear extension, single storey front and side extension, loft conversion with one side dormer and rear dormer window replacing hipped roof and alterations to dwelling

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for a two storey rear extension, single storey front and side extension, loft conversion with one side dormer and rear dormer window replacing the hipped roof and other alterations to a dwelling, 64 Manor Road, Desford.
- 2.2. The amended proposed two storey rear extension would extend from the main rear elevation for a depth of 4 metres. It would be flush with the main west side elevation but set in by 0.5 metres from the main east side elevation with a width of 7 metres across the rear elevation. It would have a dual pitched roof forming a rear gable with windows to the ground floor, first floor and proposed loft space bedroom conversion. It would have the same 5.3 metres eaves height as the main roof and a slightly lower ridge height of 8.3 metres compared to the 8.5 metres height of the main ridge. The amended proposed loft conversion includes the formation of a catslide dormer with obscure glazing to the existing west side roof elevation and a rooflight to the existing east side roof elevation. Two new secondary bedroom windows are also proposed at first floor in the existing east side elevation.
- 2.3. The proposed single storey side/front extension would extend for a width of 2.16 metres and extend up to and along the west side boundary for a total depth of 13.65 metres. This includes extending forward of the main front elevation by 1.1 metres and 4 metres in depth from the current main rear elevation. It would have a dual pitched roof forming a 5.3 metres wide gable to the front elevation with an eaves height of 2.6 metres and a ridge height of 3.8 metres. It would have a lean-to roof with rooflights along the west side elevation to the same heights.
- 2.4. The extensions and alterations are proposed to be constructed in matching corresponding external materials to the existing dwelling.
- 2.5. Amended plans have been submitted to set in the rear extension from the east side elevation and provide the same roof pitch and reduce/remove the proposed side dormer windows. By virtue of the reduced nature/impact of the amendments and lack of any objections received, no re-consultations are considered to be necessary or have been undertaken in this case.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Desford on a corner plot at the junction of Manor Road and Manor Gardens and within a residential area. It is a detached two storey, traditionally styled house with a hipped roof form, subordinate two storey front projection with dual pitched gabled roof form

and bay windows to both floors. It has an enclosed entrance porch with segmental brick arch above and brick chimney stacks to both side elevations. It has a dark brown stained timber lean-to structure attached to its east side elevation, a detached pitched roof garage to the side and rear of the dwelling, a detached open sided timber gazebo in the rear garden and a detached flat roof summerhouse located at the rear boundary of the plot. There is an additional access to the rear garden via a pair of timber gates leading onto Manor Gardens to the east. The site frontage comprises a 14 metres long tarmac surfaced driveway leading to a pair of timber security gates and the existing garage beyond, along with an extensive area of loose stone surfaced hard-standing providing additional off-street parking for at least three further cars.

- 3.2. The application dwelling is constructed with red multi facing bricks, slate roof with red ridge tiles and white uPVC windows. The existing detached garage is also of red facing bricks and a grey concrete tiled roof. The summerhouse has stained timber clad walls and three pairs of cream coloured patio doors. There is a 2 metres high brick boundary wall with additional trellis atop to the Manor Gardens boundary (east) and a mix of 2 metres high hedgerow and 2 metres high timber panel fencing to the west side and rear garden boundaries.

4. Relevant planning history

18/00023/FTPP

- Detached garage to front elevation and roof lantern to existing summer house in rear garden
- Split – garage dismissed lantern allowed
- 20.08.2018

18/00412/HOU

- Detached garage to front elevation and roof lantern to existing summer house in rear garden
- Refused
- 31.05.2018

18/00836/HOU

- Conversion of existing hipped roof to gable end roof with two dormer windows, proposed single storey front and side extensions and single storey rear extensions with balcony above
- Withdrawn
- 06.11.2018

20/00608/HOU

- Single storey front and side extension and two storey rear extension
- Permitted
- 24.08.2020

23/00547/HOU

- Extension to existing summerhouse to include a garage/workshop
- Permitted
- 16.08.2023

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Desford Parish Council.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)
 - Policy H7: Housing Design
- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) 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) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (GDG) (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:
 - 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 H7 of the 'made' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and not disrupt the visual amenities of the street scene.
- 8.3. 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of various forms of house extensions. In respect of rear extensions, it states:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the

detailing and materials of the original building. Where there are no public views into a site, a fully integrated two storey extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.'

- 8.4 The amended proposed two storey rear extension would extend from the main rear elevation for a not inappropriate depth of 4 metres, less than half the 8.5 metres depth of the existing dwelling. It would extend flush with the main west side elevation and for an appropriate width of 7 metres by virtue of being set in by 0.5 metres from the more prominent east side elevation. It would have an appropriate dual pitched roof forming a rear gable with the same 5.3 metres eaves height as the main roof but a slightly subordinate ridge height of 8.3 metres compared to the 8.5 metres height of the main ridge. It would be clearly visible from within the Manor Gardens street scene. However, by virtue of the set in from the east side elevation and subordinate depth, width and ridge height, the amended rear extension would ensure that the existing dwelling would remain the dominant part of the resulting dwelling and that, notwithstanding its scale and mass, the amended rear extension would appear as a visually distinct and clearly subordinate addition which would accord with the general principles of the adopted Good Design Guide. Appropriately designed and proportioned windows are proposed in its rear elevation including a loft space window. The amended proposed loft conversion also includes the formation of a small appropriately proportioned and visually discreet catslide dormer window to the less prominent west side roof elevation and a discreet rooflight to the existing east side roof elevation. Two new secondary bedroom windows are also proposed at first floor in the existing east side elevation which would add visual interest to the currently blank elevation and are therefore considered to be acceptable in design terms.
- 8.5 In respect of front extensions, the Council's adopted Good Design Guide states:
'Front extensions should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.' and,
'Where single storey development is planned, the extension may extend to the boundary of the property. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. In assessing the merit of the planning application, consideration will be given to the impact on local character created by reducing the space between buildings.'
- 8.6 The proposed single storey side/front extension would extend for an appropriate and clearly subordinate width of 2.16 metres from the side elevation, less than half that of the 7.5 metres width of the existing dwelling. The width would increase to 5.3 metres (over half width) across the front elevation but for a forward projection of only 1.1 metres to provide a new entrance porch. Notwithstanding this, by virtue of its appropriate single storey scale and clearly subordinate dual pitched gable fronted roof with an eaves height of only 2.6 metres and a ridge height of only 3.8 metres the proposal would nevertheless appear as a clearly subordinate addition to the existing dwelling, as would the appropriate lean-to roof extending behind it along the west side elevation. Notwithstanding that the proposal would extend up to the side boundary, by virtue of its single storey scale and lean-to roof design together with the neighbouring dwelling being set off the side boundary by over two metres it is considered that the proposal would not result in any significant terracing effect or adverse impacts upon the clearly defined detached character of the respective dwellings and wider street scene.
- 8.7 By virtue of their siting, scale, amended design and subject to the proposed use of matching corresponding external materials in the construction to ensure a unified appearance, the proposals are considered to respect and complement the scale,

character and appearance of the existing dwelling and neighbouring development within the surrounding area and to be compatible with the size of the plot. The proposals would therefore be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 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. The adopted Good Design Guide states:
- 8.9 *'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'*
- 8.10 The neighbouring dwelling to the west (66 Manor Road) is a similar two storey detached house with hipped roof form and similar original front and rear building lines. It is set off the side boundary by approximately 2.5 metres with a side driveway leading to a detached garage to the side and rear of the dwelling. It has two ground floor and one first floor near side elevation windows which by virtue of the handed layout of the application dwelling are likely to serve as a secondary kitchen window and toilet at ground floor and a hallway/stairs window at first floor rather than being the principal windows of habitable rooms. It has been extended across its rear elevation by a single storey lean-to extension with a depth of approximately 3 metres with rear facing windows. The nearest first floor window in the rear elevation serves a bathroom. It has a similarly long and extensive rear garden to that of the application dwelling.
- 8.11 The proposed side/rear extension would extend up to the side boundary with No. 66 but at only single storey scale and 4 metres in depth from the main rear elevation. This would be only 1 metre further than the existing single storey extension on the rear elevation of No. 66 and at a separation distance of 2.5 metres with the roof sloping away from the side boundary. The proposed two storey rear extension would also extend 4 metres in depth from the main rear elevation, 1 metre further than the neighbouring single storey extension and 4 metres further than the first floor rear elevation of No. 66 but at a greater separation distance of over 4.5 metres and with the roof sloping away from the side boundary. The nearest first floor window in the rear elevation of No. 66 serves a bathroom rather than a habitable room. By virtue of the relative depths and separation distances it is considered that the proposed extensions would not extend beyond a 45 degree line drawn from any principal habitable room windows in the rear elevation of No. 66 or result in any significant adverse overbearing or overshadowing impacts upon the side windows or its external amenity space. The only additional windows proposed in the rear side elevation facing No. 66 are high level roof lights and a utility room window at ground floor on the side boundary and a dormer window. Both windows are proposed to be obscurely glazed and can be conditioned as such to protect the privacy and amenity of the neighbouring occupiers. The utility room window will also be conditioned to be non-openable as it is on the side boundary.
- 8.12 Notwithstanding that the proposed rear extension would extend 4 metres in depth, the new rear elevation windows would still be set inside the rear garden boundary

by 24 metres and would face the blank side elevation gable of its double garage therefore the proposals would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of the neighbouring dwelling to the north (1 Manor Gardens).

- 8.13 The proposed two storey rear extension would extend approximately 5 metres further in depth than the rear elevation of the neighbouring dwelling to the east (60 Manor Road). In addition, two new bedroom windows are proposed at first floor in the existing east side elevation along with a loft space roof light facing towards the side elevation of 60 Manor Road. However, these would be 12 metres from the side boundary of 60 Manor Road and over a public highway and therefore would not result in any significant loss of privacy or adverse overbearing or overshadowing impacts on the residential amenity of the occupiers of this neighbouring dwelling.
- 8.14 By virtue of their siting, scale, amended design, separation distances and subject to the use of obscure and fixed glazing where necessary, it is considered that the proposals would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.15 Policy H7 of the 'made' DNP seeks that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.16 The proposals would increase the number of bedrooms from three to five, reduce the 14 metres long front driveway by 1 metre in length and result in the loss of the side driveway and garage for vehicle use. Notwithstanding these losses, the application site would still provide off-street parking provision for at least four cars on the retained 13 metres long tarmac surfaced driveway and additional loose stone surfaced hard-standing which covers a majority of the remainder of the 11 metres wide site frontage. This is in addition to off-street parking provided by the existing double gated access into the rear garden from Manor Gardens. This level of retained provision would remain more than adequate to serve the resulting five bedrooomed dwelling and would remain in accordance with Policy H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and adopted highway authority design guidance standards.

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Desford 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. By virtue of their siting, scale, amended design and subject to the proposed use of matching corresponding external materials in the construction to ensure a unified appearance, the proposals are considered to respect and complement the scale, character and appearance of the existing dwelling and neighbouring development within the surrounding area and to be compatible with the size of the plot. By virtue of their siting, scale, amended design, separation distances and subject to the use of obscure and fixed glazing where necessary, it is considered that the proposals would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. Adequate private rear amenity space of over 200 square metres would be retained to serve the application dwelling along with more than adequate off-street parking for a minimum of four cars within the site frontage. The proposals are considered to be in accordance with Policy H7 of the 'made' DNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted amended application details, as follows: Location Plan and Proposed Site Plan Drawing No. PL-01852-6 Rev A, Proposed Ground and First Floor Plans Drawing No. PL-01852-1 Rev B, Proposed Loft Floor Plan Drawing No. PL-01852-2 Rev A, Proposed Front and Rear Elevations Drawing No. PL-01852-3 Rev A and Proposed Side

Elevations Drawing No. PL-01852-4 Rev A received by the local planning authority on 15 August 2024.

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 external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling.

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).

4. The ground floor west side elevation window serving a utility room (facing 66 Manor Road, Desford) 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).

5. The catslide dormer window in the west side roof elevation serving a staircase (facing 66 Manor Road, Desford) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. 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

1. 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.