

Delegated Report

Planning Ref: 24/00486/HOU
Applicant: Mr and Mrs Harper
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 35 Hollycroft Crescent Hinckley Leicestershire

Proposal: Two storey side and rear extension 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. This householder application seeks full planning permission for the construction of a two storey side and rear extension and a single storey rear extension to a dwelling, 35 Hollycroft, Hinckley.
- 2.2. The proposed two storey side/rear extension would be constructed flush with the front elevation at ground floor but set back at first floor by 0.5 metres. It would have matching eaves height as the main roof, a slightly lower ridge height of 6.8 metres and a hipped roof form with pitch to match that of the main roof. It would extend 3.2 metres in width from the main side elevation replacing a former garage and extend to just inside the side boundary of the site. It would extend for a total depth of 7.6 metres at two storey height and wrap around almost the full 8.7 metres width of the rear elevation to a depth of 2.36 metres from the main rear elevation. It would have a hipped roof form and pitch to match that of the existing main roof and a small concealed central flat roof to the rear of the main ridge. The proposed single storey rear extension would extend for an additional depth of 3.5 metres from the proposed two storey rear extension and for almost the full 8.7 metres width of the rear elevation. It would have a lean-to roof form with a rear elevation eaves height of 3 metres and a maximum height of 4.25 metres due to the lower ground level of the rear garden. It is proposed that the external surfaces of all the existing walls and those of the proposed extensions would be finished with smooth ivory render to avoid mismatched facing bricks and with matching brown concrete interlocking roof tiles and white uPVC windows to match those of the existing dwelling.
- 2.3. An amended plan has been submitted to set back the first floor of the side extension and to confirm external materials details. By virtue of the nature of the amendments and no objections received, no re-consultations are considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley in a residential area. It is a two storey semi-detached house with hipped roof form and central brick chimney stack. It has two storey shallow depth bay windows and a flat roof door canopy to the front elevation, a former now converted garage with lean-to roof concealed by a parapet wall to the side elevation and a small single storey extension with flat roof to part of the rear elevation. The application dwelling is constructed with red multi facing bricks, brown interlocking concrete roof tiles and hanging tiles between the bays and white uPVC windows. The site provides two off-street parking spaces on the 14 metres long tarmac driveway within the site frontage. There is a large well enclosed rear garden with mature planting screening neighbouring properties to the rear.

- 3.2. The application dwelling is located within a row of similar originally traditionally styled two storey semi-detached dwellings with hipped roof form. Many of these have been extended to the side and rear at either two storey and single storey scale or both, including some constructed flush with the front elevation and matching ridge heights (as with the adjoining semi and others) and others with a small set back and slightly lower ridge heights. There is also a variety of appearance within the row, some being constructed with red facing bricks and others being finished in off-white renders and with brown concrete interlocking roof tiles the most common roof material.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One letter of support has been received as a result of public consultation raising only a civil matter in respect of pipework.

6. Consultation

- 6.1. No other consultations necessary or undertaken.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 7.2. 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
- 7.3. 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)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within urban 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 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 house extensions and states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.' and, *'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.'* and,

'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.'

- 8.3 The amended proposed two storey side/rear extension would be constructed flush with the front elevation at ground floor but set back at first floor by 0.5 metres. It would have matching eaves height as the main roof, a slightly lower ridge height of 6.8 metres and an appropriate hipped roof form with pitch to match that of the main roof. It would extend 3.2 metres in width from the main side elevation, only marginally over half the width of the existing dwelling and not unlike similar two storey side extensions within the street scene. It would extend for a depth of 7.6 metres and wrap around almost the full 8.7 metres width of the rear elevation to an appropriate depth of 2.36 metres from its main rear elevation to match the depth of the two storey rear extension on the adjoining semi-detached dwelling. It would have an appropriate hipped roof form and pitch to match that of the existing main roof but with a small unobtrusive/concealed central flat roof to the rear of the main ridge which would not be a visible feature from within any street scene. By virtue of its width, depth, setback and lower ridge height with the leading hipped front edge of the main roof being maintained, it is considered that the amended proposed two storey side/rear extension would appear as a subordinate addition to the existing dwelling in terms of its scale and mass.
- 8.4 Notwithstanding that the proposed two storey side/rear extension would extend close to the side boundary of the site, by virtue of the proposed set back from the front elevation at first floor, its marginally subordinate roof height and the hipped roof form of the extension, no significant potential terracing effect would result in this case and the semi-detached character of this row of dwellings would be maintained. Access to the rear garden would be maintained through an integral passageway.
- 8.5 The proposed single storey rear extension would extend for an appropriate additional depth of 3.5 metres from the proposed two storey rear extension to a similar depth as the single storey rear extension on the adjoining semi-detached dwelling and extend for almost the full 8.7 metres width of the rear elevation. It would have an appropriate and clearly subordinate lean-to roof form with a rear elevation eaves height of 3 metres and a maximum height of 4.25 metres due to the lower ground level of the rear garden.
- 8.6 The proposed extensions would have appropriately proportioned fenestration which would be acceptable in design terms. It is proposed that the external surfaces of all the existing walls and those of the proposed extensions would be finished with smooth ivory render to avoid mismatched facing bricks and with matching brown concrete interlocking roof tiles and white uPVC windows to match those of the

existing dwelling and ensure a unified appearance. This would be characteristic of other dwellings within the street scene.

- 8.7 By virtue of their siting, scale, design and subject to the proposed use of appropriate matching and complementary external materials to ensure a unified appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. The proposals are therefore considered to be acceptable in design terms and in accordance with 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 GDG states:

'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.'

- 8.9 The proposed two storey and single storey rear extensions would have no significant adverse overbearing or overshadowing impacts on the residential amenity or privacy of the occupiers of the adjoining dwelling to the northwest (No. 37) by virtue of their similar depth to the existing corresponding rear extensions to the adjoining dwelling.
- 8.10 The neighbouring dwelling to the southeast (No. 33) is set off the side boundary by approximately 3 metres with a flat roofed garage occupying the space between and has a single storey extension with flat roof extending across its rear elevation. It has a first floor window in its rear side elevation facing over its garage and a secondary window in the side elevation of its single storey rear extension both 3 metres inside the side boundary. There is only a garage door in the rear elevation close to the side boundary, the main rear elevation ground floor habitable room windows being set much further from the side boundary. The nearest first floor window in the rear elevation is obscurely glazed and serves a bathroom. Notwithstanding that the proposed two storey side/rear extension and single storey rear extension would extend almost up to the side boundary with No. 33, by virtue of their position to the northwest and respective and relative depths, neither would extend beyond a 45 degree line drawn from any principal habitable room windows in the rear elevation of No. 33 or result in any significant adverse overbearing or overshadowing impacts on the residential amenities of No. 33. No side elevation windows are proposed in the extensions that would result in any significant loss of privacy to the occupiers of No. 33 from any direct overlooking.
- 8.11 By virtue of the separation distances of approximately 14 metres (two storey) and 11 metres (single storey) from the rear extensions to the rear garden boundary (which also has substantial screening by tall landscaping) and separation distances of approximately 31 metres (two storey) and 28 metres (single storey) between rear elevations, the proposals would not result in any significant adverse impacts upon the residential amenity or privacy of the occupiers of the neighbouring dwelling to the rear (26 Bute Close).

- 8.12 By virtue of their siting, scale, design, screening and separation distances it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and that they are therefore 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

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 The proposals would result in a three bedroomed dwelling. The site currently provides two off-street parking spaces on the 14 metres long tarmacadam driveway within the site frontage and these would be unaffected by the proposals. This level of retained existing provision would be adequate to serve the resulting three bedroomed dwelling in this highly sustainable urban setting and therefore the proposals are considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance.

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. By virtue of their siting, scale, design and subject to the proposed use of appropriate matching and complementary external materials to ensure a unified appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. By virtue of their siting, scale, design, screening and separation distances it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces and private amenity space of 110 square metres would be retained within the site to

serve the resulting three bedroomed dwelling. The proposals are considered to be in accordance with 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 application details, as follows: Location Plan, Proposed Block Plan, Proposed Floor Plans, Proposed Roof Plan and Proposed Elevations Drawing No. 4085-02 Rev D received by the local planning authority on 13 June 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 existing dwelling and the proposed extensions and alterations shall be smooth render (Ivory) to all external walls and concrete interlocking roof tiles and white uPVC windows to match the corresponding materials of the existing dwelling as detailed on the submitted approved Proposed Elevations Drawing No. 4085-02 Rev D received by the local planning authority on 13 June 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).

11.3 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.