

## Delegated Report

**Planning Ref: 23/00227/HOU**

**Applicant: Mr & Mrs D Howkins**

**Ward: Markfield Stanton & Fieldhead**

**Site: 128 Main Street Stanton Under Bardon Markfield  
Leicestershire**



Hinckley & Bosworth  
Borough Council

### **Proposal: Single storey rear extension**

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#### **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 single storey rear infill extension to a dwelling, 128 Main Street, Stanton under Bardon.

2.2. The proposal would extend 5.4 metres in depth and 1.4 metres in width. It would extend from the main rear elevation and be attached to the side elevation of an existing two storey and single storey rear projecting range. It would have a part lean-to roof with an eaves height of 2.3 metres and maximum height of 3.3 metres and a part flat roof to the same height. The use of matching corresponding external materials is proposed in its construction.

#### **3. Description of the site and surrounding area**

3.1. The application dwelling is located in a residential area within the settlement boundary of Stanton under Bardon. It is a two storey end terraced house (of a row of four) with gable sided main roof form, a subordinate two storey rear projecting range forming a (half) rear gable and a single storey rear range with a lean-to roof. It is constructed of plain red facing bricks, grey concrete interlocking roof tiles and white uPVC windows. The small site frontage is enclosed by a brick boundary wall with blue brick decorative detailing. There is a shared pedestrian access across the rear of the terrace. The dwellings along this side of Main Street are also served by a shared private unmade access road that extends beyond and across the rear of the long narrow rear gardens and provides off-street parking availability.

#### **4. Relevant planning history**

None.

#### **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 Stanton under Bardon Parish Council.

#### **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) (2021)
- 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 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:

*'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.'* and,

*'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'*

8.3 By virtue of its siting to the rear, infill nature, single storey scale and appropriate width and depth the proposal would appear as a clearly subordinate addition and would be flush with existing side and rear elevations of the dwelling. Notwithstanding its part flat roof design, by virtue of its siting entirely to the rear where it would be completely screened from any public views, the proposal would have no significant adverse visual impact on the application dwelling or any street scene. The part lean-to roof would match and extend the existing lean-to roof of the existing single storey rear range. The proposed use of matching corresponding external materials in its construction together with appropriately proportioned fenestration would ensure a satisfactory and unified appearance.

8.4 There is a similarly sited and sized rear extension attached to the adjacent dwelling (No. 126), albeit with a hipped pitched roof design and the proposal would not be

uncharacteristic of various extensions attached to the rear of neighbouring dwellings.

- 8.5 By virtue of its siting, single storey scale, acceptable design and proposed matching external materials, the proposal would respect and complement the scale, character and appearance of the existing dwelling and neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

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 Notwithstanding its 5.4 metres depth along the side boundary of the site, the adjacent dwelling (No. 126) is set off the side boundary by 1 metre and has been extended in a similar manner to that being proposed with only a high level side elevation window facing the proposal. The proposal would not extend beyond the ground floor rear elevation of No. 126 and therefore would have no adverse overbearing or overshadowing impacts upon the rear elevation habitable room windows. Only a high level side elevation window is proposed that faces the corresponding high level window in the neighbours extension therefore the proposal would not result in any significant loss of privacy to the occupiers of No. 126. The proposal would be entirely screened from the adjoining neighbours (No. 130) by the existing rear projecting range.
- 8.8 The proposals would not result in any significant adverse impacts on the privacy or amenity of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposals have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The proposal does not result in the creation of any additional bedrooms. The off-street parking available from the shared vehicular access road at the rear of the site would remain available and unaffected. This provision would remain adequate to serve the resulting dwelling and the proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local 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 proposal is for an extension to an existing dwelling within the settlement boundary of Stanton under Bardon 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 its siting to the rear, single storey scale, appropriate design, proposed use of matching external materials, separation distances and screening by existing structures, the proposed rear extension would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse impacts on any street scene or the residential amenity or privacy of the occupiers of any neighbouring properties. Satisfactory off-street parking and private amenity space would be retained within the site. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the local highway authority design guide standards and 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 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 and Proposed Block Plan Drawing 23/001/03, Proposed Floor Plans Drawing No. 23/001/01 and Proposed Elevations Drawing No. 23/001/02 received by the local planning authority on 10 March 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).

3. The materials to be used on the external elevations of the proposed extension and alteration 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).

### 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 [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.