

Delegated Report

Planning Ref: 25/00016/HOU
Applicant: Mr And Mrs Faulkner
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 7 Nook Close Ratby Leicester

Proposal: First floor extension and garage conversion

1. Recommendations

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a first floor extension and garage conversion at 7 Nook Close, Ratby.
- 2.2. The proposed first floor extension would sit above the existing ground floor garage and would project outwards from the existing first floor front elevation by 2.89 metres, hosting a width of 4.11 metres to replicate the existing ground floor plan. It would host a pitched roof form which would feature a ridge height of 5.97 metres and an eaves height of 4.64 metres.
- 2.3. The existing garage would be converted into a store/snug, with a W.C. to a section of the existing porch.
- 2.4. Additional alterations to the first floor element include the addition of an opening to the first floor front elevation and the addition of an opening to the first floor northern side elevation.
- 2.5. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached residential dwelling situated within a cul-de-sac, within the settlement boundary of Ratby. The application dwelling hosts a pitched main roof form with a flat roof form to the existing garage. It comprises the use of light brown facing brick to the walls, brown interlocking tiles to the pitched roof form, GPR/felt to the flat roof form and white uPVC to the windows. The sites frontages hosts a 50/50 concrete and gravelled hardstanding suitable to host a parking provision for at least two vehicles.
- 3.2. The dwellings to the south of Nook Close are predominantly characterised by single storey front projecting garages, some of which have been altered to span the entire width of the dwelling and to host a mono-pitched form. The properties to the east of Nook Close are of a similar scale and finish, however, either host a canopy porch or a two-storey hipped/pitched design to the front elevations differing from the projecting garages. Immediately to the south of the application dwelling sit a line of red brick pitched bungalows.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Ratby Parish Council:
No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 7: Key Rural Centres
 - Policy 8: Key Rural Centres Relating to Leicester
 - Policy 21: National Forest
 - Policy 22: Charnwood Forest
- 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) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the Site Allocations and Development Management Policies DPD 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 application seeks full planning consent for a first floor extension and garage conversion at 7 Nook Close, Ratby.
- 8.4. The Councils Good Design Guide states that *“Two storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the*

existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.”

- 8.5 The proposal would project outwards from the existing first floor front elevation by 2.89 metres and would host a width of 4.11 metres to replicate the existing ground floor plan. It would host a pitched roof form which would feature a ridge height of 5.97 metres and an eaves height of 4.64 metres. It would be situated above the existing ground floor garage introducing a relatively large bulk of built form to the front elevation which would cover more than 50% of the dwellings frontage not complying with the Councils Good Design Guide. Nevertheless, the proposal would host an appropriate roof form and height, would remain modest in respect of the size of the plot that it occupies whilst respecting the existing established building line down Nook Close and creating a more complementary appearance due to the removal of the unsympathetic existing flat roof form so it is not considered to bear any significant detrimental impacts upon the character of the area.
- 8.6 The existing garage would be converted into a store/snug, with a W.C. to a section of the existing porch. No external changes are, however, proposed to the ground floor elevations and the existing garage door is to remain in situ bearing no impact upon the character of the area.
- 8.7 Additional alterations to the first floor element include the addition of an opening to the first floor front elevation and the addition of an opening to the first floor northern side elevation.
- 8.8 The proposed external materials would match those of the existing dwelling.
- 8.9 As a result, it is considered that the proposed first floor front extension and garage conversion would preserve the character and appearance and thus the significance of the area and be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Council’s Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.11 The Councils Good Design Guide states that a “*habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property.*”
- 8.12 The proposed first floor extension would sit 3.47 metres from the side elevation of 8 Nook Close not meeting the required 12.00 metres as set out within the Councils Good Design Guide. The proposal would, however, be set back 3.34 metres from the existing building line of no.8 and the two openings to the immediate side elevation are secondary openings hosting non-habitable rooms (a W.C. and a bathroom) which are obscure glazed. The proposal would, therefore, not have any overlooking impacts upon the occupiers of no.8. An additional opening is proposed to the first floor elevation of the proposed extension hosting an en-suite to which an obscure glazing condition has been implemented in order to mitigate any privacy concerns for both the occupiers of the application dwelling and neighbouring dwelling.

- 8.13 The proposed first floor extension would sit 4.55 metres from the side elevation of 6 Nook Close not meeting the required 12.00 metres as set out within the Councils Good Design Guide. No additional openings are proposed to this elevation not bearing any impacts in terms of loss of privacy, however, the opening immediately adjacent to the proposal occupies a primary habitable room hosting the main dwellings kitchen space. It is noted that there would, therefore, be a minor impact in terms of loss of light and outlook given the window would still benefit from an open outlook to the east and as a second opening hosting the kitchen is present to the front elevation of the dwelling along with the plots westerns facing orientation the proposal is, therefore, considered acceptable on balance.
- 8.14 An additional opening is proposed to the front elevation of the first floor extension which would host a bedroom. The opening would be situated 29.82 metres from the nearest adjacent neighbouring dwelling, 3 Nook Close being separated predominantly by the existing highway. By virtue of this, there is not considered to be any impact upon the residential neighbouring amenity of no.3.
- 8.15 The proposed garage conversion would not bear any impacts upon the residential neighbouring amenity of the surrounding dwellings as no external changes are proposed.
- 8.16 By virtue of the above, it is noted that there would be a minor impact upon 6 Nook Close, however, on balance the proposal would be in accordance with Policy DM10 of the SADMP and the general principles of the Councils Good Design Guide in this aspect.

Impact upon parking provision

- 8.17 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.18 The Leicestershire Highways Design Guide (2023) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.19 The Leicestershire Highways Design Guide (2023) seeks to ensure that garages are not counted as a parking space for the purpose of calculating parking provision, unless;
- The garage meets the minimum dimensions (Single garage 6.00 metres x 3.00 metres x 2.30 metres);
 - planning conditions are imposed to control use of the garage; or
 - restrictions are placed on converting the garage to a room that can be lived in.
- 8.20 The proposed scheme would not see an increase in the number of bedrooms at the site, however, it would involve the conversion of the existing single garage. Even so, the existing garage measures 5.44 metres x 2.49 metres x 2.25 metres falls below the minimum internal dimensions as set out within the Leicestershire Highways Design Guide not meeting the requirements to be calculated as part of the off-street parking provision.
- 8.21 The Leicestershire Highways Design Guide (2023) seeks to ensure that off-street parking spaces are a minimum of 2.40 metres x 5.50 metres. 0.50 metres should be added if bounded by a wall, fence, hedge, line of trees or similar obstruction on 1 side. 1.00 metre should be added if bounded on both sides.

- 8.22 As indicated by the submitted Site Location Plan and Existing & Proposed Block Plan, Drg No. 8045/02 an additional off-street parking space is to be created increasing the number of spaces at the site from one to two. The space would fall below the requirements as set out within the Leicestershire Highways Design Guide, however, not to an extent that would be either unreasonable and it is still a betterment to the existing situation.
- 8.23 By virtue of the above, the site would host off-street parking provision for up to two vehicles complying with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2023).

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 relates to extensions and alterations to an existing dwelling located within the settlement boundary of Ratby 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 parking provision at the site. There would be a degree of conflict with Policy DM10 of the SADMP due to the potential impacts upon neighbouring dwelling, 6 Nook Close, however on balance the potential impacts are considered to be outweighed and would not be severe enough to warrant refusal on this ground alone.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide (2023). 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 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 8th January 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1, DM10 and DM18 of the SADMP, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide (2023).

3. 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 Existing & Proposed Block Plan, Drg No. 8045/02
- Proposed Plans / Elevations / Block Plan, Drg No. 8045/03 as received by the Local Planning Authority on the 8th January 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM10 and DM18 of the SADMP, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide (2023).

4. The window to the first floor northern side elevation hosting the utility 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) and the general principles of the Councils Good Design Guide.

11.3 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.