

Delegated Report

Planning Ref: 24/00925/HOU

Applicant: Mr Andrew Wilkinson-Sharpe

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Cherry Tree House Hinckley Road Stoke Golding

Proposal: 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 application seeks full permission for a single storey rear extension under a flat roof (including two lantern type window inserted within its centre). The extension's external elevations are proposed to be rendered with decorative stone plinth and string course features. The extension's rear elevation will contain a bi-fold door opening (constructed from aluminium frame)

2.2. The (proposal) will infill the dog-leg space formed by the existing two storey rear protruding gable and rear elevation. The extension will create an enlarged space provide a new kitchen/dining space and gym area.

3. Description of the site and surrounding area

3.1. Cherry Tree House is a two storey detached dwelling. The dwelling's external elevations are rendered (off-white colour) with reclaimed brick details and it has a slate tile duo-pitched roof. The property features gabled protrusions (two storey), which adjoin the dwelling's front and rear elevations.

3.2. The property is built in the style of a traditional detached country home (Victorian) and forms part of a minor residential development (completed circa 2018), which includes three dwellings that flank either side of the neighbouring dwelling, which is a country home/villa and coach house (Stoke Lodge) and was as retained and extended as part of the residential development.

3.3. The proposal site is located upon the main highway (Hinckley Rd) route that passes through Stoke Golding. The property and the adjoining dwellings are sited in relatively large plots, and are set back from the highway by approx. 10-15 metres. A modern residential estate development is located immediately to the east of the intervening highway. A relatively large farm complex (Lodge Farm) adjoins the proposal site's north and rear (east) boundaries.

4. Relevant planning history

21/01447/HOU

- Part conversion of detached garaging to form ancillary living accommodation within self-contained annex
- PER
- 24.02.2022

14/00916/FUL

- Erection of 3 dwellings and associated access
- PER
- 12.01.2015

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No comments have been received

6. Consultation

- 6.1. Stoke Golding Parish Council - No third party comments received

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan (2024) Policy SG15- Design.
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- 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)
 - Leicestershire Highway Design Guide (2021)

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 SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features this is also reflected in the Stoke Golding Neighbourhood Plan Policy SG15 (Design)

- 8.3 The proposed rear extension will not be able to be viewed from the nearby highway and therefore will not introduce any harmful features within the surrounding streetscene.
- 8.4 Despite the proposed extension's side south elevation being sited in close proximity to the common boundary shared with the adjoining dwelling (Stoke Lodge), given its proposed siting, scale and height (under a flat roof), the development will sit comfortably within a relatively large plot, and moreover, will retain sufficient rear amenity space - in terms of both area retained and the distance the proposal's rear elevation will be sited in relation to the dwelling's rear boundary.
- 8.5 Overall, it is considered that the proposed extension is sympathetic to the design and scale of the host dwelling and neighbouring dwellings. Furthermore, given its scale and siting, the proposal will not introduce any harmful feature within the surrounding streetscene. Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.6 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. This is reflected in the Stoke Golding Neighbourhood Plan, Policy SG15 (Design).
- 8.7 The proposed extension's depth (4 metres from the original rear elevation) will not intersect a 45 degree line drawn from the centre of the nearest living space windows belonging to the closest neighbouring dwelling (Stoke Lodge). Furthermore, due to the proposed flat roof design (max height of 3.3 m), of which a relatively small section (approx. 1.3 metres) of its side elevation (south) will be viewed above the existing common boundary treatment (2 metre height close boarded fence), it is considered that the proposal will not introduce an oppressive or overbearing feature upon the rear amenity space belonging to the adjoining neighbour (Stoke Lodge).
- 8.8 Therefore, given its siting, height and scale the proposed extension to the host dwelling will not otherwise introduce any overbearing or overshadowing features to the living space windows and rear amenity space belonging to neighbouring dwellings. Furthermore, the proposed fenestration within the extension will not introduce any overlooking or harm the privacy afforded to the living space windows and the rear amenity space belonging to neighbouring dwellings. The proposal therefore accords with SADPM policy DM10 and Stoke Golding Neighbourhood Plan Policy SG15 (Design)

Impact upon highway safety

- 8.9 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.
- 8.10 Further bedroom spaces are not proposed as part of this application and the development will not result in the loss of existing off-street parking provision. Therefore, the proposal will not impact current on-street parking provision, furthermore, the safety of the users of the adjoining highway will not be compromised. Therefore the application complies with Policy DM18 of the 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 application is sympathetic to the design and scale of the existing dwelling and would not have an adverse visual impact upon the surrounding streetscene, and therefore complies with Policy DM10 of the SADMP and advice within the Good Design SPD and Stoke Golding NP Policy SG15 (Design). There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policy DM10 and DM18 of the SADMP, advice given within the Good Design Guide and Stoke Golding NP Policy SG15 (Design), and in this regard the proposed development can be supported.

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
 - Block Plan (Proposed)
 - Drg.No 24044-02A- Proposed Plans and Elevations.
- All received by the local planning authority 2nd October 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 extension and alteration shall accord with the approved Drg.No: 24044-02a - Proposed Plans and Elevations. Received by the local planning authority 10th October 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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.