

Delegated Report

Planning Ref: 24/00737/HOU

Applicant: Mr Philip Noon

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 21 Westfield Road Hinckley Leicestershire

Proposal: Two storey side 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 to construct a two storey side extension upon the host dwelling's side gable (elevation). The proposal will measure 3 metres in width, whilst its front elevation will be set back from the main front elevation by 0.5 metres and will otherwise span the depth of the existing side gable and sit flush with the existing rear elevation (total depth of 6.6 metres).
- 2.2. The proposal will be under tiled duo-pitch roof and its ridge height (approx. 8 metres) will sit approx. 500mm below the main roof ridgeline.

3. Description of the site and surrounding area

- 3.1. 21 Westfield Road, is a two storey, semi-detached dwelling under a duo pitch tiled roof. The property's external elevations are rendered (white colour). Built circa 1950s and is typical design for a suburban social house built in this period.
- 3.2. The property forms part of a pair of dwellings that sit upon a corner plot- to where Westfield Road meets the highway junction with Merevale Avenue (running north of Westfield Road). The property is located within a wider residential estate containing dwellings of a similar age and style.

4. Relevant planning history

- None

5. Publicity

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

6. Consultation

- 6.1. None
- 6.2. No third party comments received

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- Policy DM10: Development and Design

- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. 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 adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. This is further supported through the adopted Good Design Guide.
- 8.3 HBBC Good Design Guidance SPD (2020) recommends that two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling, and therefore should be set back from the front elevation and set down below the main roof ridgeline by at least 0.5 metres in both directions.
- 8.4 The guidance also recommends that, in the spirit of neighbourliness and to protect the character of the surrounding streetscene, an adequate distance of one metre should be maintained between adjacent dwelling houses and their side boundary (providing a gap of two metres in total between both properties).
- 8.5 In view of the above guidance, during the course of this application's determination process, applicant's agent was advised by the case officer to amend the initially proposed design to ensure the proposed side extension is subservient in scale to the scale of the host dwelling. Following this advice, the agent subsequently submitted amended drawings, showing a set back of the front elevation by 0.5 metres and a proposed roof ridge height that will sit below the main roof ridge height by approx. 0.5m.
- 8.6 Given the proposal site is a corner plot, a gap of approx. 3 metres will also be retained between the proposed extensions side elevation and common boundary treatment shared with the neighbouring dwelling, located to its north (No.72 Merevale). Moreover, the neighbouring dwelling's (No 72) side elevation is set back from the front of the proposal dwelling and is sited approx. 13 metres from the proposed extension's side (north) elevation.
- 8.7 The proposed extension, therefore, will not create a terraced appearance between the existing neighbouring dwellings. Furthermore, despite the extension will be able to be viewed from the nearby highway - and is located within a corner plot/focal point- given the proposed subservient scale to the main dwelling, design and external

materials it is considered that the proposal will respect the design and scale of the host dwelling, sit comfortably within the dwellings surrounding plot; moreover, given the aforementioned features, the proposal will not introduce a harmful feature within the surrounding streetscene.

- 8.8 Therefore, the proposed side extension accords with Policy DM10 of the SADMP and the recommendations of The Good Design Guidance SPD.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. This is further supported through the adopted Good Design Guide.
- 8.10 The proposed (two storey) side extensions side (north) gable would be located approximately 3 metres from the common boundary treatment shared with the adjoining property (No 72 Merevale) whilst the neighbouring dwelling itself is sited approx. 13 metres - at an oblique angle - behind the proposed side elevation. A single window opening is also proposed to be inserted in the upper side gable (first floor) and will serve a new bedroom space. However, notwithstanding the two storey gable that will be introduced adjacent to the neighbouring dwellings common boundary, the elevation will not face the neighbour's rear amenity space. Furthermore the proposed gable will not be sited in front of windows serving the neighbouring dwelling's habitable rooms.
- 8.11 Given this proposal does not protrude beyond the host dwelling's rear elevation, the proposal will not otherwise introduce any overshadowing or overbearing features upon all adjoining neighbours living space windows or rear amenity space (most enjoyed by their occupants). Furthermore, given its siting, the proposal will not introduce any overlooking of neighbouring dwellings rear amenity space or living space windows.
- 8.12 Overall the proposed extension will not harm the amenity afforded to neighbouring dwellings, and therefore is considered to comply with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.13 Policy DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety. This is reflected in Leicestershire County Council's Highway Design Guide (2021)
- 8.14 The proposal would provide one additional bedroom, resulting in a four bed roomed property. Parking is available to the front of the host dwelling for provision for at least three off-street parking spaces (2.5 m x 5 m bays, marked upon the block/parking plan submitted as an amended drawing with this application) and therefore accords with the LHA's highway design guidance.
- 8.15 Notwithstanding the proposed/retained off-street parking spaces, given the proposal site is a corner plot located upon a relatively busy junction of two highways, a condition has been attached to the approval of this application which requires the retention (in perpetuity) of the proposed off-street parking spaces upon occupation of the approved development.
- 8.16 Therefore, the proposal is considered to comply with Policy DM10 of the SADMP and guidance set out in the Leicestershire Highway Design Guide.

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 proposed development would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. In addition sufficient off-street parking provision would be available on the site. On this basis, the proposal is therefore considered to be in accordance with Policies DM10, DM17 and DM18 of the SADMP and is 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 Received by the local planning authority 30.07.2024

Amended plans received by the local planning authority 27.08.2024:

Proposed Ground Floor Plan, Drg No. WR/2024/006

Proposed First Floor Plan, Drg No. WR/2024/007

Proposed Side Elevation, Drg No. WR/2024/010

Proposed Rear Elevation, Drg No. WR/2024/009

Amended plan received by the local planning authority 25.09.2024:
Block Plan and Off-street Parking Plan (1:500)

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 external 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 development hereby permitted shall not be occupied until such time as off street car parking has been provided, hard surfaced in accordance with the approved amended block plan/of street parking plan submitted to the local planning authority on 24th September 2024. Thereafter, the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD (2016) Paragraphs 108 and 110 of the National Planning Policy Framework (2021).

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.