

Delegated Report

Planning Ref: 23/01233/HOU

Applicant: Mr And Mrs B Bailey

Ward: Newbold Verdon With Desford & Peckleton

Site: 66 Arnolds Crescent Newbold Verdon Leicester



Hinckley & Bosworth
Borough Council

Proposal: Erection of Front Porch

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a front porch at 66 Arnolds Crescent, Newbold Verdon.
- 2.2. The proposed porch would project outwards from the existing front elevation by 1.70 metres and would have a width of 3.20 metres. It would feature a pitched roof measuring 2.28 metres to the eaves and 3.50 metres to the ridge.
- 2.3. The proposed external materials include the use of red brick to the walls, brown tiles to the roof and white PVCU to the windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached dwelling situated within the settlement boundary of Newbold Verdon. The dwelling is comprised by the use of red brick and white render to the walls, brown tiles to the roof and white PVCU to the windows and doors. A mono-pitched canopy is situated to the front (south) ground floor of the dwelling and extends across the full front elevation of the plot.
- 3.2. To the front (west) of the dwelling sits a gravelled suitable to host up to two off-street parking spaces. To the side (west) of the dwelling there is a gated access to the rear of the dwelling.
- 3.3. The street scene is relatively uniform in design, scale and finish. Various porch extensions are present to both the north and south of Arnolds Road.

4. Relevant planning history

- None relevant

5. Publicity

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

6. Consultation

- 6.1. No objections have been received from Newbold Verdon Parish Council.

7. Policy

7.1. Core Strategy (2009)

- Policy 11: Key Rural Centres Stand Alone

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) (2021)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- 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 SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 The Good Design Guide SPD states that *“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.”*

8.4 The proposed pitched roof porch would project outwards from the existing front elevation by 1.70 metres and would have a width of 3.20 metres, it would not result in the coverage of the front extension by more than 50%. Its eaves height would mirror that of the existing mono-pitched canopy which extends across the full front elevation of the plot and the ridge height would have a maximum subordinate height of 3.50 metres.

8.5 Various examples of porch extensions can be observed to the north and south of Arnolds Road. Particular observation has been given to the extensions present at 68 and 70 Arnold Road which are of a similar design, scale and finish. 64 Arnolds Road, also features a porch extension, however it compromises a mono-pitched design. By virtue of the above, it is not considered that the proposed porch extension would be out of character with the area.

8.6 The materials proposed are to match those of the existing dwelling.

8.7 By virtue of its single storey nature, the scale of this extension would be acceptable in relation to the two storey host dwelling. There are numerous examples of similar

development within the street scene, and therefore the proposal is considered to comply with policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP and the adopted 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.
- 8.9 64 and 66 Arnold Road both feature a porch extension to the front elevations of a similar scale and design, therefore the proposed development would not significantly project past the neighbouring dwellings building lines and in turn would there would not be any adverse overlooking or overbearing impacts from the proposed development.
- 8.10 Windows are proposed to the east, south and west elevations. A condition has, however been imposed requiring the windows to be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale, non-openable and maintained in perpetuity to ensure that there would not be any adverse overlooking or impacts from the proposed development.
- 8.11 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

Impact upon parking provision

- 8.12 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.
- 8.13 The Good Design Guide SPD states that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.14 The proposal does not result in the provision of any additional bedroom space. The proposed porch extension would result in the loss of 5.44 square metres to the front of the dwelling, however by virtue of the remaining approximate 63.35 square meters of hardstanding there is not considered to be any adverse impacts in terms of off-street parking provision.
- 8.15 In this regard, the proposal would comply 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 proposed development is for a property located within the settlement boundary of Newbold Verdon. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 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 the neighbouring amenity of occupants surrounding the application site. The proposal would neither cause any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 of the SADMP. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 21st December 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing & Proposed Floor Plans & Site Location Plan, Drg No. 66ARN-01 and Existing & Proposed Elevations, Drg No. 66ARN-02 as received by the Local Planning Authority on the 21st December 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The windows to the east, south and west elevations of the proposed porch shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows 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).

11.3 **Notes to applicant**

- 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.