

Delegated Report

Planning Ref: 23/01055/HOU

Applicant: Mr G Pym

Ward: Ratby Bagworth and Thornton

Site: 32 Overfield Close Ratby Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single 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 householder planning application seeks planning permission for a single storey side extension to a bungalow, 32 Overfield Close, Ratby.

2.2. The proposed single storey infill side extension would be flush with the front elevation of the bungalow and 2.7 metres in width extending up to the side boundary of the site. It would have a total depth of 10.2 metres to adjoin to the front of an existing side projection. The extension would have a part low profiled dual pitched roof form to the front section with a matching main eaves height of 2.5 metres and subordinate ridge height of 3.9 metres and a flat roof to a height of 3 metres behind. Matching corresponding external materials to the existing dwelling are proposed in its construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Ratby on a large residential estate and within a cul-de-sac. It is a detached bungalow with dual pitched roof gable fronted roof form with a feature brick chimney stack to the front elevation and it has been extended to the rear elevation resulting in an 'L' shaped footprint. It has a flat roof store attached to the side elevation which is a remnant of the original garage. The bungalow is constructed with red multi rough faced bricks, grey interlocking concrete roof tiles and dark grey uPVC windows. The site currently provides approximately 80 square metres of enclosed private amenity space to the rear accessed along the north side elevation. There are up to four off-street parking spaces on the block paved double length driveway to the front/south side and loose stone surfaced site frontage.

3.2. There is a detached gable fronted bungalow to the north set back from the application dwelling and a pair of two storey semi-detached houses to the south on a similar building line but different orientation. The nearest of these has a part two storey and part single storey side extension that is set back from the front elevation and whose front corners extend close to the side boundary with the application dwelling.

4. Relevant planning history

13/00743/HOU

- Extensions and alterations to dwelling
- Permitted
- 06.11.2013

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 Ratby 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) (2023)
 - 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 dwellings 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.
- 8.3. The proposed single storey side extension would extend for an appropriate width of 2.7 metres from the main side elevation, less than half the 6.3 metres width of the existing front gable of the dwelling. It would infill the 10.2 metres deep space between the front elevation and the front of the existing dual pitched roof side projection. Notwithstanding that it would be flush with the front elevation and extend up to the south side boundary, by virtue of the subordinate 2.7 metres width and clearly subordinate 3.9 metres ridge height and low profiled dual pitched roof form, the dominance of the existing front gable would be retained and therefore the proposal would still appear as a clearly subordinate addition to the existing

bungalow. The proposed 3 metres high flat roof along the side elevation would not be a prominent feature within the street scene as it would be screened by the existing two storey dwelling and its side extensions to the south. In any case, flat roof side elevation projections (original garages) are not uncharacteristic of the detached bungalows within the cul-de-sac and therefore would not be generally unacceptable in design terms in this case. No potential terracing effect would result by virtue of the contrasting orientation, designs and scales of the respective dwellings. Access to the rear garden would be retained by the existing a 0.8 metre wide access to the north side of the bungalow.

- 8.4 By virtue of its siting, scale, design and subject to the proposed use of matching corresponding external materials as the existing bungalow in its construction to ensure a satisfactory and unified appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and the wider street scene. The proposal is therefore considered to be in accordance with DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 The neighbouring dwelling to the south (No. 33) is a two storey semi-detached house constructed on a similar front building line to the application bungalow but with a different orientation. It has a part two storey and part single storey side extension set back from its front elevation. This has only an obscurely glazed door within the vicinity of the proposed extension rather than any principal habitable room windows and the area appears to be used for incidental storage rather than as a more sensitive amenity area.
- 8.7 The proposed extension would extend up to the side boundary and extend 10.2 metres in depth along the side boundary and beyond the rear elevation of No. 33. Notwithstanding this, by virtue of its single storey subordinate scale, mostly flat roof design to a height of only 3 metres and its siting predominantly to the north of the almost blank side elevation of No. 33 and offset from its rear elevation, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring occupiers of No. 33. The near side elevation of the proposal has no windows and therefore would not result in any loss of privacy to the neighbouring occupiers. By virtue of its siting, scale and separation distances the proposal would not have any adverse impacts on the residential amenity of the occupiers of any other neighbouring properties.
- 8.8 By virtue of its siting, scale and design, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections 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 would result in the addition of one more small bedroom (up to five) and the loss of the existing driveway space to the south side of the bungalow. Notwithstanding this, three off-street parking spaces would remain available on the

existing block paved driveway and loose stone surfaced site frontage which is 8 metres in depth and minimum 8 metres in width. This level of retained provision would remain adequate to serve the resulting dwelling in accordance with the local highway authority design guidance standards and Policy DM18 of the adopted 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.

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 relates to an extension and alteration 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. By virtue of its siting, scale, design and subject to the proposed use of matching corresponding external materials as the existing bungalow in its construction to ensure a unified appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and the wider street scene and would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate private amenity space of approximately 80 square metres would be retained within the site to serve the resulting bungalow along with adequate off-street parking space to the site frontage. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the principles of the adopted Good Design Guide 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: Location Plan/Proposed Site Plan, Proposed Ground Floor Plan, Proposed Roof Plan and Proposed Elevations Drawing No. 3880-02 Rev A received by the local planning authority on 3 November 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 hereby permitted 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 building.control@blaby.gov.uk or call 0116 272 7533.