

Delegated Report

Planning Ref: 23/00398/CONDIT
Applicant: Mrs Johnson
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 36 Highfields Thornton Coalville

**Proposal: Variation of Conditions 2 and 3 of planning application 21/01213/HOU.
Amendment to include brickwork to render, increase in flat roof height, addition of 3
roof lanterns, reduce footprint and size of annex**

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 to vary condition 2 and 3 of planning permission 21/01213/HOU for the erection of a single storey side and rear extension to form residential annexe, and rear dormer extension at 36 Highfields, Thornton.

2.2. This application proposes to install 3 roof lanterns in place of the approved roof lights, reduce the overall width of the side extension by 1.05 metres, increase the height of the roof of the overall extension by 0.10 metres to both the eaves and ridge, amend the position of the windows to the south-west side and rear ground floor elevation and to alter the brickwork to render to the ground floor extension.

3. Description of the site and surrounding area

3.1. The application site relates to a semi-detached residential property situated within a cul-de sac, within the settlement boundary of Thornton. No.36 is positioned on a corner plot and comprises a brick finish with red/brown tiles to the roof and white uPVC windows. The dwelling features a long gravelled driveway and a flat roofed canopy porch to the front. To the rear of the site is open countryside.

3.2. Properties within the vicinity are all uniform in terms of design, finish and scale.

4. Relevant planning history

02/00237/FUL

- SINGLE STOREY REAR EXTENSION
- PER
- 17.04.2002

21/01213/HOU

- Single storey extension at side and rear of house to form residential annexe, dormer extension at rear
- PER
- 10.02.2022

5. Publicity

- 5.1. Not required for this application type.

6. Consultation

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

7. Policy

- 7.1. Core Strategy (2009)
- Policy 10: Key Rural Centres within the National Forest
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 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
 - Conditions

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 width of the single storey side extension is to be reduced by 1.05 metres. The reduction would not have a significant impact upon the area by virtue of the proposed amendment being minor. The proposed amendment reduces the previously approved length of 8.55 to 7.50 metres.
- 8.4. The height of the roof of the overall extension is to be increased by 0.10 metres to both the eaves and ridge. The highest part of the extension would remain below the highest part of the main house, thereby appearing subordinate to the main house. The increase of the overall roof height would not have a significant impact upon the area as the single storey rear extension would be set back from the highway and would be well screened by the existing house and wall to the front.

- 8.5 No further amendments in relations to the scale of the overall extension have been made.
- 8.6 The position of the windows to the south-west side elevation are proposed to be relocated slightly to the right due to the reduction of the width. The windows are, however to remain the same sizes as previously approved.
- 8.7 The 2 bi-fold doors and 4 windows to the south east of the rear ground floor elevation are proposed to be replaced with a set of 3 bi-fold doors.
- 8.8 The proposed materials will remain consistent with the original dwelling as approved under 21/01213/HOU with the exception of the proposed use of render to the ground floor rear and side extension. Although, render is not currently visible at the dwelling this addition would add a contemporary aspect to the dwelling. The side and rear extension is not visible from the street scene and therefore, there is not considered to be any adverse effects upon the amenity of the area.
- 8.9 This application proposes to install 3 roof lanterns in place of the approved roof lights. This amendment is minor and by virtue not considered to have an adverse impact upon the area.
- 8.10 In consideration of the above, the proposal would have a complementary but minimal visual impact on the character and appearance of the existing house and the wider street scene in compliance with policy DM10 of the SADMP and the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 The proposed extension is to only be increased in terms of the roof height. By virtue of the increment being minor it is not considered that there would be any adverse impacts upon the neighbours to the eastern or western side of the proposal. The distance from the boundary lines are to remain as existing and no additional windows are proposed to either side elevation.
- 8.13 The existing windows to the south-west side elevation are to be relocated minorly, however are to remain as the originally approved sizes. Due to the strong line of vegetation separating no.36 and no.37 and the orientation of no.37 there are not considered to be any adverse impact upon residential neighbouring amenity.
- 8.14 3 roof lanterns are proposed over the main dwelling lounge/diner and annex lounge/diner and kitchen in place of the approved 3 roof lights. The height of the larger two roof lanterns would be 0.60 metres and the smaller roof lantern would be 0.45 meters. Due to the skylights being situated to the rear and facing away from any neighbouring dwellings there are not considered to be any adverse impacts upon the neighbouring residential amenity.
- 8.15 Overall the proposal would result in a minimal impact on residential amenity to current and future occupiers in compliance with policy DM10 of the SADMP and the Good Design Guide.

Conditions

- 8.16 The original planning permission (ref: 21/01213/HOU) was issued with 4 conditions.

- 8.17 Condition 1 relates to the commencement of development within three years. The extension has not commenced and as such this condition is considered necessary to retain.
- 8.18 Condition 2 relates to the development being carried out in accordance with the approved plans. This to be amended in line with new plans submitted as part of this application.
- 8.19 Condition 3 relates to the external materials matching the materials of the existing dwelling and this condition will be re-imposed.
- 8.20 Condition 4 relates to the annexe. It is to be used as ancillary accommodation to the dwelling known as 36 Highfields, Thornton and shall not be occupied as an independent unit of residential accommodation.

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 is located within the settlement boundary of Thornton and seeks to vary condition 2 and 3 of planning permission 21/01213/HOU for the for the erection of a single storey side and rear extension to form residential annexe, and rear dormer extension at 36 Highfields, Thornton, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties. The proposal is considered to be in accordance with Policies DM1 and DM10 of the adopted SADMP and 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 the original planning permission 21/01213/HOU (10/02/2022).

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 on the external elevations of the proposed extension and alteration shall accord with the approved application form submitted to the Local Planning Authority on 28th April 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1 and 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:

- Site Location Plan, Drg No. 08
- Block Plan, Drg No. 08
- Parking Plan, Drg No. 08
- Proposed Ground Floor Plan, Drg No. 02
- Proposed First Floor Plan, Drg No. 04
- Proposed Loft Plan, Drg No. 05
- Proposed Elevations, Drg No. 07 as received by the Local Planning Authority on the 26th April 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).

4. The annexe hereby permitted should be used as ancillary accommodation to the dwelling known as 36 Highfields, Thornton and shall not be occupied as an independent unit of residential accommodation.

Reason: To ensure the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document.

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.