

Delegated Report

Planning Ref: 24/00439/HOU
Applicant: Mr K Richardson
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 2 Meadow Lane Stanton Under Bardon Leicestershire

Proposal: Two storey front extension and 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 application seeks planning permission for a two storey front extension and single storey side extension to a dwelling, 2 Meadow Lane, Stanton under Bardon.
- 2.2. The proposed two storey front extension would extend forward of the existing main front elevation by 1.35 metres at a width of 3.36 metres and be centrally located on the elevation. It would have a dual pitched gable fronted roof form with an eaves height of 4.5 metres and a ridge height of 6.5 metres. It would replace an existing dual pitched roof timber framed open porch.
- 2.3. The proposed single storey side extension would extend 1 metre in width from the side elevation and for a depth of 5.1 metres along the side elevation. It would have a dual pitched gable sided roof form with an eaves height of 2.5 metres and a ridge height of 4.4 metres. It would be set back from the front elevation and set in from the rear elevation by 1.7 metres. It would extend the base of an existing chimney structure.
- 2.4. The front elevation of the proposed two storey front extension would be constructed in stone facing, the remainder of the extension and the proposed single storey side extension would be constructed in matching corresponding red facing bricks, slate roof and dark grey uPVC windows.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Stanton under Bardon on the southern edge of the village. It is a two storey detached house with gable sided roof form, two dual pitched roof gable fronted half dormers and a central dual pitched roof timber framed open porch to the front elevation. It is constructed with a red brick plinth with decorative blue bricks, cream/yellow rendered walls above, red brick dormers, red brick corbelled eaves and roof verges, feature red brick chimney to the west side elevation, slate roof and dark grey uPVC windows. It has a detached double garage with dual pitched gable fronted roof form and other outbuildings including timber stables to the west side and rear. There is a wide loose stone surfaced site frontage accessed by a long loose stone surfaced driveway off Meadow Lane.
- 3.2. There is a detached two storey dwelling to the east of different design but similar construction materials. There are detached dormer bungalows to the west of the site and public house to the north. To the south there are open fields in the applicant's ownership.

4. Relevant planning history

04/00929/FUL

- Extension and alterations to dwelling
- Permitted
- 01.09.2004

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 responses have been received as a result of public consultation.

6. Consultation

6.1. No objection has been received from Leicestershire County Council (Ecology).

6.2. No objection has been received from Markfield Parish Council.

6.3. No response has been received from the Ramblers Association.

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 to existing domestic properties within urban 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 and states:

‘Two-storey extensions to the front of properties are unlikely to be acceptable especially in relation to semi-detached and terraced properties as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, 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.’

- 8.3 The application dwelling is a detached two storey house located within a large spacious plot and set back 45 metres from the public highway and therefore is not prominent within the street scene. The proposed two storey front extension would extend forward of the existing main front elevation by only 1.35 metres at an appropriate width of 3.36 metres, much less than the half the 11.5 metres width of the existing dwelling. It would be centrally located on the elevation with appropriately proportioned doors/windows and would retain the existing general symmetry of the design. Whilst it would have an eaves height of 4.5 metres which would be marginally higher than the main roof eaves height of 4.1 metres, it would nevertheless match the eaves height of the existing dual pitched roof gable fronted half dormers either side. It would also have a matching dual pitched roof gable fronted design and roof pitch to those half dormers and would have a clearly subordinate ridge height of 6.5 metres compared to the 7.2 metres ridge height of the main roof. It is proposed that the front elevation would be constructed in a complementary but nevertheless acceptable stone facing with the remainder being constructed in matching corresponding red facing bricks, slate roof and dark grey uPVC windows to ensure a satisfactory overall appearance. By virtue of its siting, scale, design and appearance it is considered that the proposal would be in accordance with the adopted Good Design Guide, acceptable in terms of its design and appearance in respect of the existing dwelling and would not be visually prominent in the street scene. There is a similar subordinate two storey dual pitched roof gable extending forward of the main roof of the neighbouring dwelling to the east of the site and therefore the proposal would not be out of character with neighbouring development.
- 8.4 The proposed single storey side extension would extend only 1 metre in width from the side elevation and for a depth of only 5.1 metres along the side elevation and be set back from the front elevation and set in from the rear elevation by 1.7 metres. It would marginally extend the base of an existing chimney structure just to enable the provision of a shallow inglenook feature internally. By virtue of its discreet siting on the side elevation, small single storey scale and appropriate design and appearance with the use of matching corresponding red facing bricks and slate roof, the proposal would be acceptable in design terms and would have no visual impact on any street scene.
- 8.5 By virtue of their siting, scale, design and the proposed use of complementary stone facings and matching corresponding external materials, it is considered that the proposed extensions and alterations would respect the scale, character and appearance of the existing dwelling and the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.
- Impact upon neighbouring residential amenity
- 8.6 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.

- 8.7 By virtue of their siting well within the site boundaries, their relatively small scale, design and substantial separation distances to all neighbouring properties, the proposals would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of any neighbouring properties or result in any significant loss of privacy to the occupiers of any neighbouring properties from potential overlooking. The proposals are therefore considered to 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 any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal does not increase the number of bedrooms in the dwelling and does not affect the existing ample off-street parking provision within the double garage, on its forecourt and on the long loose stone surfaced driveway and site frontage. The level of retained provision is more than adequate to serve the existing/resulting four bedroomed dwelling and in accordance with Policy DM18 of the adopted SADMP and adopted highway authority design guidance.

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 is for extensions and alterations to an existing dwelling located within the settlement boundary of Stanton under Bardonia 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 their siting, scale, design and appearance, the proposals would respect and complement the scale, character and appearance of the existing dwelling and

the surrounding area. By virtue of its siting, scale, design and separation distances the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. More than adequate private rear amenity space of over 450 square metres would be retained along with more than adequate off-street parking for a minimum of four vehicles within the site frontage. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 Drawing No. 24/07/5, Proposed Site Plan Drawing No. 24/07/6, Proposed Ground Floor Plan Drawing No. 24/07/1, Proposed First Floor Plan Drawing No. 24/07/2, Proposed Front and Side (West) Elevation Drawing No. 24/07/3 and Proposed Rear and Side (East) Elevation Drawing No. 24/07/4 received by the local planning authority on 3 May 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 extensions and alteration hereby permitted shall be in accordance with the approved Proposed Elevations Drawing Nos. 24/07/3 and 24/07/4 received by the local planning authority on 3 May 2024 and shall match the corresponding materials of the existing dwelling and the stone sample provided within the email from the applicant dated 20 May 2024.

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.