

Delegated Report

Planning Ref: 23/00697/HOU

Applicant: Laura Forrest & Andy Myers

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 75 Teign Bank Road Hinckley Leicestershire LE10 0ED

Proposal: Single storey rear and 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 full planning permission for a single storey side and rear extension to a dwelling, 75 Teign Bank Road, Hinckley.
- 2.2. The proposed single storey rear extension extends 4.94 metres from the rear elevation to a width of 4.41 metres, extending 0.5 metres from the south-eastern boundary. The extension wraps around the side elevation of the dwelling to create a width of 2.01 metres and a depth of 1.16 metres and extends 2.5 metres from the north-western boundary of the site. The extension is to create kitchen/dining area. It has a flat roof, 4 roof lanterns with ridge height of 2.93 metres and eaves of 2.58 metres.
- 2.3. The extension is constructed with render finish to the wall, uPVC windows and aluminium doors.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Hinckley. It is a detached two storey dwelling constructed with bricks, pitched roof tile, white uPVC windows and front porch, attached timber car port and garden shed to the rear of the property.
- 3.2. The site frontage includes a hardstanding and loose stones driveway, bordered by a brick fence and a front garden. The street surrounding is characterized with detached and semi-detached dwellings of varied scale, similar design and a mixed of bricks and render.

4. Relevant planning history

None.

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. None required

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) (2021)
- 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 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 adopted Good Design Guide states that:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.' Side extensions are also required to be subordinate to the existing dwelling and reflect or complement the detailing and materials of the original building.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

8.4 The proposed single storey rear and side extension includes minor alterations to the left side elevation to create a door and windows. The rear extension extends 4.94 metres from the rear elevation to a width of 4.41 metres, extending 0.5 metres from the south-eastern boundary. The side extension has a width of 2.01 metres and a depth of 1.16 metres and extends 2.5 metres from the north-western boundary of the site. It has a flat roof, 4 roof lanterns with ridge height of 2.93 metres and eaves of 2.58 metres. As a result of its appropriate location to the rear, not visible for the street scene, depth and width remaining subservient to the host dwelling and set away from the garden shed, the extension clearly subordinates the existing

dwelling. The front porch, existing rear extension and attached carport have a flat roof feature and therefore the proposed flat roof for the extension remains a character of the dwelling. The extension is not viewable from the front elevation and does not significantly harm the character of the area.

- 8.5 By virtue of its rear and side siting, which is not viewable from the street, the extension is clearly subordinate to the existing dwelling, is of appropriate height and width, single storey scale, and the extension ensures a satisfactory appearance and is acceptable in design. The use of render to the extension respects the character and appearance of the existing dwelling and does not result in any significant or adverse visual impacts on the character or appearance of the surrounding area. The proposal is therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of 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 The extension looks modest by virtue of its appropriate scale and design. It extends 0.5 metres from the south-eastern boundary and 2.5 metres from the north-western boundary. The overall height does not go beyond 4 metres and therefore there is no significant overbearing impact on 73 and 79 Teign Bank Road. As a result of its moderate height, the windows to the right side elevation do not result in overlooking or loss of privacy in the neighbours' garden. The 2 metre high fence to the borders of 75 Teign Bank Road separates the garden space from the rear gardens of neighbouring properties resulting in no significant impact on privacy and overlooking. The property has a long and sufficiently sized amenity space to the rear of the property. There is no breach of the 45 degree rule as a result of the orientation of the extension and the existing adjoining properties.
- 8.8 By virtue of the above, the proposal does not result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling. The proposal therefore is in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 8.10 The Leicestershire Highways Design Guide Paragraph 3.165, Part 3 states that a minimum of 2 parking spaces. The site frontage has a 7 metre long hardstanding and loose stoned driveway. The proposal does not impact on the existing two off street parking spaces to the front of the property.
- 8.11 The proposal is therefore in accordance with Policy DM18 of the adopted SADMP, the adopted Good Design Guide and the local highway authority design guidance standards.

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 an extension to an existing dwelling within the settlement boundary of Hinckley 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. The proposed development by virtue of its siting to the rear, within a well enclosed rear garden, its single storey scale, the use of external materials that does not harm the character of the area, and the extension not impacting the amenity of existing neighbours, the proposal is considered to be acceptable in design terms and respect the scale and appearance of the existing dwelling and has no significant or adverse visual impacts on the character or appearance of the surrounding area or the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces and adequate private amenity space are retained to serve the existing/resulting three bedroomed dwelling. The proposal is 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 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: Site Location, Block Plan and Parking Plan (Drawing Number: 07) and Proposed Floor Plan (Drawing Number: 02), Proposed Elevation (Drawing Number: 06) received by the local planning authority on 13 July 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 shall match the corresponding materials on the approved plans.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.