

Delegated Report

Planning Ref: 23/00764/HOU

Applicant: Mr P Shipman

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: Wharf Cottage 26 Stephenson Way Groby Leicestershire

Proposal: Single storey front extension and conversion of existing garage to living space

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 single storey front extension and conversion of an existing garage to living space to form a self-contained residential annexe to a dwelling, Wharf Cottage, 26 Stephenson Way, Groby.
- 2.2. The proposed front extension would extend 3 metres forward of the existing garage and for a maximum width of 4 metres to attach to an existing single storey side extension on the cottage. The extension would have a flat/parapet roof to the same 3.24 metres height as the existing garage and have four rooflights in total, including two hipped roof raised lanterns. The front elevation would have a wide window and access door. The annexe would be linked to the existing cottage by an internal door. Red facing bricks to match those of the existing garage and side extension to which the extension would be attached are proposed in its construction.
- 2.3. Amended plans have been submitted to marginally increase the width of the front elevation window. By virtue of the minor nature of the amendment and no previous objections received, no re-consultation is considered to be necessary or has been undertaken in this case.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Groby on a predominantly residential estate. It is set back from the public highway by approximately 30 metres and accessed along a shared private drive serving a total of three dwellings. It is a two storey detached cottage with gable sided main roof form constructed of local stone walls and slate roof. It has a single storey flat/parapet roofed side extension and garage attached to its south side elevation and a dual pitched roof front elevation porch all the walls of which are constructed in red facing bricks. It has white uPVC cottage style casement windows throughout. In addition to the garage there is off-street parking for another two cars on the 13 metres long hard surfaced driveway.
- 3.2. The two neighbouring semi-detached two storey hipped roof cottages are also constructed with local stone and slate roof. These and the application dwelling are located within a large modern predominantly residential estate with two storey red brick and concrete roof tile housing. There is an unrelated area of communal open space to the east of the site separated by a hedgerow and an unrelated communal garage site to the southwest.

4. Relevant planning history

99/00236/FUL

- Single storey side and rear extensions
- Permitted
- 28.04.1999

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. Groby Parish Council comment that it would be more aesthetic for building materials to match the stonework on the cottage and question parking provision.

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 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 proposed single storey front extension would extend 3 metres forward of the existing garage and for a maximum width of 4 metres to attach to an existing single storey side extension on the cottage which would be incorporated into the annexe to provide ground floor bedroom space. The extension would have a flat/parapet roof to the same 3.24 metres height as the existing garage and side extension and have four rooflights in total, including two hipped roof raised lanterns to provide additional light to the annexe and improve internal amenity for the future occupier. The front elevation would have a wide window and access door again to provide additional light to the annexe and improve internal amenity for the future occupier. Notwithstanding that there would be no windows to three sides of the annexe the walls of which front onto third party land, by virtue of the wide front elevation window/door combination, retention of an existing (internal) window to provide borrowed light to the bedroom and subject to the provision of the four proposed roof lights, it is considered that satisfactory internal amenity would be achieved for the future occupier of the annexe which would have a total footprint of approximately 54 square metres. The annexe would be linked to the existing cottage by an existing internal door and enable family support to be provided for the intended elderly future occupier to enhance her health and well-being.
- 8.4 By virtue of its modest footprint and single storey scale the proposal would appear as a clearly subordinate addition to the two storey cottage and the proposed flat/parapet roof design would match that of the ancillary structures to which it would be attached. By virtue of its offset siting the proposal would not detract from or result in any significant adverse visual impacts on the existing stone cottage which would remain the dominant element of the dwelling.
- 8.5 Groby Parish Council comment that it would be more aesthetic for building materials to match the stonework on the cottage. However, the cottage is not listed or within a conservation area and previous extensions, including the ancillary structures to which the extension would be attached and the existing front porch have been constructed in red facing bricks. As a result, it is considered that the proposed use of red facing bricks would not be unacceptable in this case and given the 32 metres set back of the proposal from the public highway and screening by existing boundary vegetation from the adjacent public open space, the proposal would not have any visual prominence within the street scene or surrounding area.
- 8.6 Notwithstanding the comment received, by virtue of its siting, scale, design, and subject to the proposed use of matching corresponding external materials in its construction, it is considered that the proposal would respect and complement the scale, character and appearance of the existing cottage and ancillary structures to which it would be attached and by virtue of its discreet position would have no adverse visual impacts on the street scene or the surrounding area. Approximately 100 square metres of private amenity space would be retained within the rear garden and would be adequate to serve the two bedroomed cottage and its proposed one bedroomed annexe. 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
- 8.7 Policy DM10 of the adopted SADMP and the adopted Good 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.
- 8.8 By virtue of its siting, single storey scale, flat roof design, ancillary residential use and separation distances to all neighbouring dwellings, the proposed extension and residential annexe 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 adopted Good Design Guide. No objections have been received from 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. The adopted Good Design Guide suggests that front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision.
- 8.10 Groby Parish Council question whether adequate off-street parking provision would be provided.
- 8.11 The site currently provides a garage with undersized internal width to be classed as a viable parking space by the local highway authority design guide, along with off-street parking for another two cars on the 13 metres long hard surfaced driveway. The proposal would result in the provision of a one bedroomed annexe and third bedroom to the dwelling and would result in the loss of the garage. Notwithstanding this, the local highway authority design guide requires only two off-street parking spaces to be provided to serve a three bedroomed dwelling. Therefore, the retained two external hard surfaced driveway spaces would be adequate to serve the resulting three bedroomed dwelling. The spaces are set back 20 metres from the public highway and well screened by vegetation from the adjacent public open space and therefore would have no adverse visual impact on the street scene. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, the adopted Good Design Guide and local highway authority design guide.

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 and alteration to provide ancillary living space to an existing dwelling within the settlement boundary of Groby 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. Notwithstanding the comment received, by virtue of its siting, scale, design, and subject to the proposed use of matching corresponding external materials in its construction, it is considered that the proposal would respect and complement the scale, character and appearance of the existing cottage and ancillary structures to which it would be attached and by virtue of its discreet position would have no adverse visual impacts on the street scene or the surrounding area. By virtue of its siting, single storey scale, flat roof design, use and separation distances to all neighbouring dwellings, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces on the front driveway and approximately 100 square metres of private amenity space would be retained within the rear garden to serve the two bedroomed cottage and its proposed one bedroomed annexe. The proposal is therefore considered to be in accordance with Policies DM1, DM10 and DM18 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 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 and Proposed Elevations Drawing No. PS/DW/002 Rev C and Proposed Ground Floor Plan Drawing No. PS/DW/001 Rev B received by the local planning authority on 5 December 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 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).

4. Prior to the first occupation of the annexe hereby permitted, the proposed windows, door and roof lights shall have been inserted in strict accordance with the details submitted on the approved Proposed Elevations Plan Drawing No. PS/DW 002 Rev C and Proposed Ground Floor Plan Drawing No. PS/DW 001 Rev B received by the local planning authority on 5 December 2023 and thereafter shall be permanently so maintained as such at all times.

Reason: To ensure that the development results in satisfactory internal amenity provision for the future occupier of the annexe in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 130(f) of the National Planning Policy Framework (2023).

5. The residential annexe hereby permitted shall only be used as ancillary accommodation to the dwelling currently known as Wharf Cottage, 26 Stephenson Way, Groby and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

Reason: To ensure the residential annexe hereby permitted 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 (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.