

Delegated Report

Planning Ref: 23/00345/HOU
Applicant: Mr R O'Connor
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 38 Dean Road West Hinckley Leicestershire

Proposal: Single storey front, side and rear extension including rooflights and alterations

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 full planning consent for a proposed single storey front, side and rear extension at 38 Dean Road West, Hinckley.
- 2.2. The proposed single storey front extension would project outwards from the front elevation of the dwelling by approximately 1.30 metres and would have a width of approximately 2.40 metres. It would feature a gabled roof measuring approximately 4.30 metres to the ridge and approximately 2.30 metres to the eaves.
- 2.3. The proposed single storey side extension would project outwards from the side elevation of the dwelling by approximately 1.65 metres and would have a width of approximately 7.05 metres. It would feature a gabled roof measuring approximately 3.85 metres to the ridge and approximately 2.30 metres to the eaves.
- 2.4. The proposed single storey rear extension would project outwards from the rear elevation of the dwelling by approximately 5.35 metres and would have a width of approximately 8.30 metres.
- 2.5. Associated works include the addition of 13 roof lights.
- 2.6. The external materials include the use of facing bricks, interlocking clay roof tiles and white uPVC windows and doors to match the existing.

3. Description of the site and surrounding area

- 3.1. The application dwelling is a semi-detached bungalow situated within a cul-de-sac, within the settlement boundary of Hinckley. No.38 is situated to the northern side of Dean Road West and currently features a garage, a reasonable front garden space and hosts space for one car. To the grass verge between the dwelling and the highway sits two large mature trees.
- 3.2. The surrounding area predominantly consists of semi-detached and detached bungalows all which are relatively uniform in scale and design, however varied in finish. Examples of front extensions can be viewed within the street scene, by virtue the proposed would not be out of character with the existing surrounding properties.

4. Relevant planning history

- None relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. One objection has been received summarising the below concern;
- Access to the application dwelling when carrying out the construction works

6. Consultation

- None relevant

7. Policy

- 7.1. Core Strategy (2009)
- Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies 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)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon parking provision
 - Other matters

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 Good Design Guide SPD states that *"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."* The proposed front extension would extend beyond the front elevation of the dwelling by approximately 1.30 metres meeting the recommended distance as set out in the SPD and would not cover more than 50% of the front elevation. It is considered that this aspect of the proposed development would be an acceptable addition to the principal elevation of the host dwelling and surrounding street scene by virtue of the design, mass, scale and finish proposed.

- 8.4 The proposed rear extension would project outwards from the rear elevation by approximately 5 metres with a width of approximately 8 metres. The proposed rear extension would be single storey in nature and its width would span the entirety of the existing host dwelling. According to its overall proportionate depth, subordinate scale and appropriate design, this aspect of the proposed development would respect the character of the existing host dwelling and would not have any adverse impacts upon the visual amenity of the surrounding street scene, by virtue of its location to the rear.
- 8.5 The proposed gabled roof to the front and rear extension is considered to complement the appearance of the original dwelling, as it would be coherent to the existing roof.
- 8.6 The Good Design Guide SPD states that '*side extensions should be set back from the front elevation with a minimum distance of 0.5 metres unless in design terms this in it would create an imbalance to the overall design of the property*'. The proposed side extension would not be set back approximately 5.50 metres from the existing front elevation, meeting the minimum recommended distance of 0.5 metres. The proposed side extension is to feature a flat roof. This style of roof does not fit the original design of the house, however the extension would be minimally viewable from public view due to the proposal being screened by the bin store and studio/storage space to the front elevation. By virtue it would not have a detrimental impact upon the character of the area.
- 8.7 The proposed materials will be consistent with the original dwelling.
- 8.8 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

- 8.9 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.
- 8.10 By virtue of its location and minor footprint, the proposed front extension would not have any neighbouring residential amenity impacts.
- 8.11 The separation distance between the residential curtilage of the neighbouring property 40 Dean Road West, would remain as existing. The proposed side extension would project 1.75 metres closer to the boundary with 40 Dean Road West, due to the minimal projection there would not be any adverse impact upon the residential neighbouring amenity of no.40. No additional windows are proposed.
- 8.12 Two additional windows are proposed to the western side elevation facing no.36, however by virtue of the window to the shower room to be obscure glazed and the window hosting the bedroom being situated facing the blank elevation of the dwelling there would not be any adverse impacts upon the residential neighbouring amenity of no.36. The separation distance between the residential curtilage of the neighbouring property 36 Dean Road West, would remain as existing.
- 8.13 The proposed extension would not obstruct a 45 degree view for either neighbouring property. It is noted the line is drawn from the edge of the neighbouring dwellings as opposed to the mid-point of the nearest windows (as per the Good Design Guide), therefore the impact would be lesser than that shown on the proposed site plan.

- 8.14 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

Impact upon parking provision

- 8.15 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design
- 8.16 An additional bedroom is proposed altering the application dwelling from a 2 to 3 bedroom dwelling. Section 3.151 of the Leicestershire Highways Design Guide states that *“a three-bedroom dwelling in suburban or rural areas should host two spaces”*. Due to the garage being converted into a bin shed the application dwelling will only host one space instead of the original two, however by virtue of there being adequate roadside parking due to the dwelling being situated within a cul-de sac the development would not have an impact upon the parking provision or highway safety.
- 8.17 Therefore, the proposal would allow for the retention of suitable off street parking provision in compliance with Policy DM18 of the SADMP, and figure DG13 of the Leicestershire Highways Design Guide.

Other matters

- 8.18 Concerns have been raised from a neighbouring property regarding the access to the application dwelling when carrying out the construction works. Please note that conflict over access to the application site will have to be resolved between the occupiers of the dwellings and is a civil matter and not a material planning consideration. Nonetheless an informative is recommended reminding the applicants that the grant of planning permission does not impact private property rights, consent from the neighbouring land owners will be required before accessing their land.

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 Hinckley and is for a single storey front, side and rear extension at 38 Dean Road West, Hinckley, 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, 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:

Proposed Plans and Elevations, Drg No. 38 DW-003 A as received by the Local Planning Authority on the 11th April 2023.

Site Plan & Existing and Proposed Parking Provision, Drg No. 38-DW-004 A as received by the Local Planning Authority on the 26th May 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 11th 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).

4. The window to the ground floor shower room situated to the western side elevation shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-opening unless the parts of the window which can be

opened are more than 1.7 metres above the floor level. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.
- The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.