

Delegated Report

Planning Ref: 24/00023/HOU
Applicant: Mr. & Mrs S Rafferty
Ward: Hinckley Clarendon
Site: 5A Ashford Road, Hinckley
Proposal: Single storey front extension



Hinckley & Bosworth
Borough Council

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application proposes a single storey front extension to extend the existing hallway and dining room.

3. Description of the site and surrounding area

- 3.1. The property is located within the settlement boundary of Hinckley. The property is a detached dwelling located on Ashford Road, which consists of two storey and single storey detached dwellings, made up of a mix of materials including brick and render.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours.
5.2. No comments have been received.

6. Consultation

- 6.1. None

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. 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 highway safety

Design and impact upon the character of the area

- 8.2. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The proposal seeks a single storey front extension to extend the existing hallway and dining room. The extension consists of matching materials to the existing dwelling. Similar single storey front extensions can be seen on both neighbouring properties and as such it is considered that the proposed extension would not cause any detrimental impacts to the character of the area given the prevalence of similar design within the streetscene.
- 8.4. Overall, the proposal is considered in relation to its design and is not considered to cause any detriment to the character of the area and as such it is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.6. The site has existing boundaries with neighbouring properties to the front of the site, consisting of a low level boundary wall/fence and existing shrubbery and hedgerow. The proposed extension does not extend significantly past the neighbouring principle elevation. Given the single storey nature of the development it is considered that the proposal would not cause detrimental impacts to neighbouring amenity in terms of loss of light, loss of privacy or overbearing impacts.
- 8.7. The proposals can therefore be considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.8. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.9. The proposal of a single storey front extension is not considered to impact the existing off street car parking provision and will have no impact on highway safety due to the minor nature of the extension.
- 8.10. As such the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

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 seeks to erect a single storey front extension. The proposal is deemed acceptable due to the limited adverse impacts upon the character of the area, neighbouring residential amenity and highway safety.
- 10.2. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.
- 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 and Block Plan Drg No. 1635-LP/04
 Proposed Floor Plans Drg No. 1635-P/02 Rev A
 Proposed Elevations Drg No. 1635-101

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 proposed elevations of the extensions shall accord with the approved materials detailed within the application form.

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