

Delegated Report

Planning Ref: 23/01196/HOU

Applicant: Mrs Helen Heritage

Ward: Newbold Verdon with Desford & Peckleton

Site: 29 Willow Street Desford Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: First floor side extension and new roof to front porch

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 the construction of a first floor side extension and alterations including the addition of a pitched roof to an existing front porch to a dwelling, 29 Willow Street, Desford.

2.2. The proposed first floor side extension would be constructed above an existing single storey extension. It would be set back from the main front elevation by 1 metre and extend by a width of 3.8 metres and depth of 6 metres to be flush with the main rear elevation. It would have a shallow dual pitched gable sided roof form with a matching eaves height of 4.8 metres as the main roof and a marginally subordinate ridge height of 6.3 metres. The proposed dual pitched gable fronted porch roof would have the same existing eaves height of 2.3 metres and a ridge height of 3.4 metres and would replace an existing flat roof. The door would also be relocated from the porch side elevation to the porch front elevation. Matching corresponding external materials are proposed in their construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Desford on a large residential estate and occupies a prominent corner plot. It is a two storey end of terrace house (of four) and has a shallow dual pitched gable sided roof form. It has a wide single storey side extension with a similarly pitched gable sided roof form set back by 1 metre from the front elevation and a porch with flat roof to the front elevation. It is constructed of plain red facing bricks, flat brown concrete roof tiles and white uPVC windows. Within the site frontage there is a block paved driveway with off-street parking space for up to three cars. The garage door is to a small storage area rather than additional parking. The rear garden is enclosed by 2 metres high solid close boarded timber fencing and 3 metres high conifer hedgerow and provides adequate private amenity space. The surrounding area comprises two storey semi-detached and terraced dwellings with some variation in design and appearance.

4. Relevant planning history

91/01034/4

- Single storey side extension to house
- Permitted
- 13.12.1991

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. No response has been received from Desford Parish Council.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)
 - Policy H7: Housing Design
- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. 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
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. 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 dwellings 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 H7 of the 'made' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and not disrupt the visual amenities of the street scene.
- 8.3. 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 side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension

should be set down from the ridge of the existing house and set back from the front elevation.'

- 8.4 The proposed first floor extension would extend marginally over half the width of the existing dwelling but would be constructed over an existing structure in this case and would be set back from the main front elevation by 1 metre to a depth of 6 metres to be flush with the main rear elevation. It would have the same shallow dual pitched gable sided roof form as the main roof with matching eaves height of 4.8 metres and a marginally subordinate ridge height of 6.3 metres. By virtue of its set-back, appropriate width, depth and height the proposal would appear as a clearly subordinate addition to the existing dwelling and would not over-dominate this prominent corner plot.
- 8.5 The proposed dual pitched gable fronted porch roof would have the same existing eaves height of 2.3 metres and a clearly subordinate ridge height of 3.4 metres and would replace an existing flat roof. The resulting porch would be well-proportioned in relation to the overall front elevation and existing fenestration of the application dwelling. Front porches are a feature of the immediate street scene and they include dual pitched gable fronted, hipped roof, lean-to and flat roof forms. The proposal would therefore remain characteristic of the wider street scene. The proposed relocation of the door to the front elevation is considered to result in minor enhancement of the overall design and appearance of the dwelling by providing a better focal point and interest.
- 8.6 It is proposed that the extensions and alterations would be constructed with matching corresponding external materials to ensure a satisfactory and unified appearance.
- 8.7 By virtue of their siting, scale, design and the proposed use of matching corresponding external materials to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. The proposals are therefore considered to be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 By virtue of their appropriate scale, design, siting and adequate separation distances to all neighbouring dwellings, the proposed extensions and alterations would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy from direct overlooking to the occupiers of any neighbouring properties. 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

- 8.10 Policy H7 of the 'made DNP requires that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposed scheme would provide an additional (fourth) bedroom and therefore the local highway authority design guide would require the provision of three off-

street parking spaces to serve the resulting dwelling. The submitted site plan demonstrates that three spaces of appropriate dimensions are available/could be provided within the predominantly block paving surfaced site frontage. This level of retained provision would be adequate to serve the resulting four bedroomed dwelling in accordance with Policy H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and adopted 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 relates to an extension and alteration to an existing dwelling within the settlement boundary of Desford 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 the proposed use of matching corresponding external materials to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of their appropriate scale, design, siting and adequate separation distances to all neighbouring dwellings, the proposed extensions and alterations would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy from direct overlooking to the occupiers of any neighbouring properties. Adequate existing off-street parking spaces for up to three vehicles would be maintained within the site frontage along with adequate private rear amenity space of approximately 100 square metres. The proposals are considered to be in accordance with Policy H7 of the 'made' DNP, 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 No. v2e//1035039/1395168, Proposed Site Block Plan Drawing No. 29-WS-107 A, Proposed Floor Plans Drawing No. 29-WS-102 B, Proposed Elevations Drawing No. 29-WS-104 B and Proposed Roof Plan Drawing No. 29-WS-105 B received by the local planning authority on 11 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 extensions and alterations hereby permitted 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).

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.