

Delegated Report

Planning Ref: 24/00888/HOU

Applicant: Mr Tom Garvie

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 3 Beckett Avenue Market Bosworth Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Erection of garage, relocation of front door, porch on the front elevation and associated works

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 permission to extend the host dwelling to create a single storey garage space that will adjoin the side and also protrude beyond the rear of the host dwelling.
- 2.2. The proposed garage space will involve incorporation of an existing single storey (brick built under a flat roof), outbuilding/store building that is located to the side (south) of the existing dwelling, whereby its side (south) and rear (west) elevations are proposed to be retained. The proposed garage's front elevation (including a garage door opening) will adjoin the host dwelling's lower side (south) elevation of and adjoin the previous outbuilding's retained side elevation. A return wall will adjoin the rear corner (south-west) of the host dwelling and connect with the outbuilding's retained rear elevation.
- 2.3. The enlarged garage space will measure 3.3 metres in width and 5.5 metres in depth be under a flat roof (max eaves height 2.6 metres). The proposed front and rear front and rear elevations are proposed to be applied with render (white or cream).
- 2.4. The dwelling's side, front and rear (brick) existing external brick elevations are also proposed to be applied with a render finish (cream).
- 2.5. The host dwelling's main entrance is proposed to be re-located from the side (south) elevation and a new opening is proposed within the front (highway facing) elevation. An open sided (canopy roof type) entrance porch is proposed to be erected above the re-located main entrance door. The canopy will consist of a tiled duo – pitch roof above an exposed timber joists. The canopy will be supported by two timber pillars to be sited either side of the proposed entrance.

3. Description of the site and surrounding area

- 3.1. 3 Beckett Avenue is a brick built, under a tiled duo-pitch roof – with a two storey front protruding gable, semi-detached dwelling.
- 3.2. The property was constructed Mid-20th Century and forms part of a wider residential estate containing dwellings of a similar age and character. Moreover, the Market Bosworth Neighbourhood Plan divides the settlement into specific character areas whereby the Beckett Lane is located within Character Area D, which is described as: Suburban Residential.

4. Relevant planning history

- None

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. One response received: Summary of comments:

Concerned that a full render of the property will look out of keeping with the rest of the street. There is a new detached property being built, which hasn't been rendered to stay within keeping of the street.

The large garage extension will have an impact on the street parking, as a drop kerb will need to be installed to facilitate this. The position of the garage being on a bend could have an impact on other cars coming in and out of the cul-de-sac.

6. Consultation

6.1. Market Bosworth Parish Council

6.2. Do not object to the proposal. However, have concerns that the extension will enclose access to the rear of the property and risk emergency access. Closure of direct access to rear of the property may result in the storage of refuse bins at the front of the property – which the PC considers will be unsightly.

6.3. The Parish Council also state they support the valid planning objections raised by neighbours (as summarised in publicity above).

7. Policy

7.1. Market Bosworth Neighbourhood Plan 2014-2026

- Policy CE1a: Character and Environment

7.2. Core Strategy (2009)

- Policy 12: Rural Villages

7.3. 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

7.4. 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)
- Leicestershire Highway Design Guide (2021)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- 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 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3 Market Bosworth Neighbourhood Plan (2014-2026), Policy CE1a, requires that all new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area.
- 8.4 The proposed garage unit's proposed front elevation (including garage door opening) will be viewed from the nearby highway, however, given the proposed front elevation forms a relatively short extension of the existing outbuilding's front elevation (connecting with the front elevation of the host dwelling), the elevation's increased width will not introduce a harmful feature within the streetscene. Moreover, the proposed garage/extended outbuilding will not increase the mass of the host dwelling to any significance in comparison to what can already be viewed. Therefore, given its siting, scale and design the proposed extension is sympathetic to the character and scale of the host dwelling and neighbouring properties and will not introduce an incongruous or harmful feature within the surrounding streetscene.
- 8.5 The proposed canopy/open sided porch to be erected above the proposed relocation of the main entrance door, which is to be sited within the host dwelling's front/highway facing (north) elevation, will be viewed from the nearby highway. Furthermore, the proposed porch/canopy feature (duo-pitch canopy and timber support post, constructed from tiled roof and exposed timber frame) is not a typical feature erected upon the front elevations of similar dwellinghouses located in close proximity to the proposal site. However, with exception of the ridge height of approx. 3.8 metres (from ground level), a porch feature erected upon the host dwellings lower front elevation would ordinarily be considered as permitted development. Furthermore, given the proposed porch will be open sided and only consist of a canopy roof (tiled to match the host dwelling's main roof) with exposed rafters and supporting pillars beneath, the structure will introduce a relatively low mass upon the front of the host dwelling. Moreover given the siting and scale the proposed porch canopy will be sympathetic to the host dwelling and will not introduce a visually harmful feature within the surrounding streetscene.
- 8.6 The application proposes to apply render (white or off white colour) to external elevations of the host dwelling and the front (east) rear (west) and north elevations of the proposed garage. The (to be extended) outbuilding's south external elevation is proposed to retain the outbuilding's existing south elevation. Notwithstanding submission and approval of a Certificate of Lawful Development, applying a render finish and painting (to a dwelling not located within a conservation area) would ordinarily be considered as Permitted Development. Therefore, despite a render

finish being applied to all the external elevations of a dwelling houses is not a typical feature identified in the surrounding streetscene, given the “fallback” option of the owner to apply render external finish as permitted development, the proposed external finish to the host dwelling is acceptable. Furthermore, given the proposal to apply a render finish to the main dwelling, the render to be applied to the east, west and north elevations of the proposed garage extension will match the appearance of the host dwelling and therefore the proposed external materials are acceptable.

- 8.7 Given its scale and siting, the proposal will sit comfortably within its surrounding plot, and moreover, sufficient rear amenity space will be retained in terms both area and distance from the neighbouring dwelling’s rear boundary. Given its siting, design and scale the proposed development will be sympathetic to the scale and design of the host dwelling and neighbouring properties; and therefore would satisfy Policy DM10 of the SADMP, Policy CE1a (Character & Environment) of the Market Bosworth Neighbourhood Plan and relevant recommendations contained in the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.9 The proposal garage/extension of the existing outbuilding will not protrude beyond the rear of the host dwelling any further than the footprint of the existing outbuilding and will not intersect a 45 degree line drawn from the centre of the adjoining neighbour’s closest ground floor window that serves a habitable room. Otherwise, the proposed external elevations of the extended outbuilding will not be sited in front of living space. Also, given its scale and siting the proposed (single storey) extension (under a flat roof) will not introduce an overshadowing or oppressive feature upon the rear amenity space most enjoyed by neighbouring occupants’ windows belonging to neighbouring dwellings the proposal does not propose windows that will overlook neighbouring dwelling’s living space windows or rear amenity space most enjoyed by their occupants.
- 8.10 Given its scale and siting, the proposed porch canopy will not introduce a feature that will harm the amenity afforded to living space windows or rear amenity space belonging to neighbouring dwellings.
- 8.11 The proposed extension and porch canopy therefore accords with SADMP Policy DM10 and the associated advice provided in the Good Design Guide and Market Bosworth Neighbourhood Plan.

Impact Upon Highway Safety

- 8.12 SADMP Policies DM17 & DM18 seek to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.13 Notwithstanding comments received from a neighbouring dwelling concerning implications of highway safety regarding the need for a dropped kerb a parking area that will facilitate the proposed garage unit, given the proposed access to the adjoining highway – which will adjoin a proposed hardstanding located within the proposal site and will front the proposed garage and its opening- will not be formed

upon a classified road- the proposed access would ordinarily be considered as permitted development and not require formal planning permission. Moreover, further to this, the owner/applicant has recently been given approval by the Local Highway Authority (LHA) for licence (s278) to install a drop kerb sited upon the highway in front of the proposed garage and associated hardstanding.

- 8.14 Notwithstanding the approval of access/drop kerb by the LHA, the proposal will retain sufficient off-street parking- for at least two vehicles, to serve the main dwelling (three bedrooms) and the associated garage unit.
- 8.15 The proposal therefore would not compromise the adjoining highway network or the safety of its users and will retain sufficient off-street car parking accommodation and therefore accords with SADMP Policies 17 and 18 and the standing advice set out in the Leicestershire Highway Design Guide (2021).

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 application is sympathetic to the design and scale of the existing dwelling and would not have an adverse visual impact on the surrounding area and complies with Policy DM10 of the SADMP and advice within the Good Design SPD and the Neighbourhood Plan Policy CE1a. There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policy DM10, DM17 and DM18 of the SADMP, associated recommendations of the Good Design Guide and Policy CE1a of the Neighbourhood Plan and in this regard the proposal can be supported.

11. Recommendation

- 11.1 **Grant planning permission** subject to 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:

Drg No 3BECK-PS24-1- Existing Floor Plans and Site Location Plan.

Drg No 3BECK-PS24-5- Proposed Floor Plans.

Drg No 3BECK-PS24-3- Proposed Floor Plans.

All received by the local planning authority 23.09.2024

And:

Drg No 3BECK - PS24-4 REV A - Proposed Elevations

Received by the local planning authority 18.11.2024

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 accord with the approved -

- Amended Drg No. 3BECK-PS24-24 REV A Proposed Elevations. Received by the local planning authority 18.11.2024

- Proposed materials stated within the application form submitted as part of this approved application received by the local planning authority 23.09.2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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.