

Delegated Report

Planning Ref: 23/00534/HOU

Applicant: Ms Emma Gillies

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 120 Station Road Market Bosworth Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension and alterations (following the demolition of the existing conservatories)

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 rear extension and alterations to a dwelling, 120 Station Road, Market Bosworth, following the demolition of two existing conservatories attached to the entire rear elevation.

2.2. The proposed single storey rear extension would extend 5 metres in depth from the main original rear elevation flush with the main side elevation and would have a width of 4.6 metres and be incorporated into the existing structure to which it would be attached on the internal side elevation. It would have a flat roof form to a height of 3 metres and a raised hipped glazed roof light. Bi-fold doors are proposed to its rear elevation and double doors to its west (garden) side elevation. A new set of bi-fold doors are proposed to the ground floor of the existing rear elevation adjacent to the extension along with the bricking up of a ground floor side elevation kitchen window. Matching corresponding external materials are proposed in the construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Market Bosworth in a residential area and set back from the highway. It is a detached two storey house with gable sided dual pitched roof form and with a subordinate forward projecting gable to the left side with double garaging. There are two white uPVC conservatories attached to the rear elevation across its full width which would be demolished. The main dwelling is constructed of red multi facing bricks, Rosemary plain clay roof tiles and white UPVC windows. In addition to the double garage there are a minimum of four further off-street parking spaces on the tarmac driveway and site frontage. The substantial rear garden is enclosed by a mix of 2 metres high wall, fencing and hedgerows.

3.2. The application dwelling lies between three similarly scaled and styled two storey detached dwellings within substantial plots to the east and a row of smaller semi-detached two storey dwellings to the west. There are school playing fields to the north (rear).

4. Relevant planning history

None.

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 objection has been received from market Bosworth Parish Council.

7. Policy

7.1. Market Bosworth Neighbourhood Plan (MBNP) 2014-2026 (2015)

- Policy CE1: Character and Environment

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) (2021)
- 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 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 CE1 of the 'made' MBNP 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. The application dwelling is identified as lying within Character Area D: Suburban Residential in the MBNP.

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 that:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

8.4 By virtue of its single storey scale, appropriate 5 metres depth, 4.6 metres width and 3 metres height, the proposed rear extension would appear as a clearly subordinate addition to the existing dwelling. Notwithstanding its flat roof design, by virtue of its siting entirely to the rear where it would be completely screened from any public views, and subject to the proposed use of matching corresponding external materials in its construction together with appropriately proportioned fenestration which would ensure a satisfactory and unified appearance, the proposals would have no significant adverse visual impact on the application dwelling or any street scene.

8.5 By virtue of the siting, subordinate single storey scale, subordinate footprint, sympathetic design and the use of matching external materials, the proposed extension and alterations would respect and complement the scale, residential character and appearance of the existing dwelling and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.6 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.

8.7 The proposed single storey rear extension would extend 5 metres in depth from the main original rear elevation at a flat roof height of only 3 metres and with a blank side elevation wall flush with the main east side elevation facing the neighbouring dwelling (No. 118). It would replace an existing conservatory of the same depth and position. No. 118 to the east has a conservatory attached to its rear elevation that extends further to the rear than the proposal and there is a 2 metres high brick wall along the east side boundary of the site that provides adequate screening between them. As a result of its siting, replacement nature, single storey scale and flat roof design with no east side facing windows, the proposals would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of, or any loss of privacy to, the occupiers of No. 118 or any other neighbouring properties. The proposals 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

8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

8.9 The proposed rear extension would not result in any addition bedroom space and would not impact on the existing off-street parking provision of up to six spaces to serve the dwelling within the double garaging or on the existing double width tarmacadam surfaced driveway and wider tarmacadam surfaced site frontage. The existing/retained level of provision would be more than adequate to serve the resulting dwelling. The proposals would therefore be in accordance with Policy DM18 of the adopted SADMP and the 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 is for an extension and alterations to an existing dwelling within the settlement boundary of Market Bosworth 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 the siting, scale, design and proposed use of matching corresponding external materials to ensure a unified appearance, the proposals would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the wider street scene or surrounding area or result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off-street parking and substantial private amenity space would be retained within the site to serve the existing/resulting dwelling. The proposal is considered to be in accordance with Policy CE1 of the 'made' MBNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the principles of 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: Site Location Plan, Proposed Site Plan Drawing No. 120-SR-308 issue A, Proposed Ground Floor Plan Drawing No. 120-SR-301 issue B, Proposed Roof Plan Drawing No. 120-SR-306 issue A and Proposed Front and Rear Elevations Drawing No. 120-SR-304 issue B received by the local planning authority on 31 May 2023 and Proposed Side Elevations Drawing No. 120-SR-305 issue A received by the local planning authority on 13 June 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 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.