

Delegated Report

Planning Ref: 24/00282/HOU

Applicant: Mr Jamie Geary

Ward: Hinckley



Hinckley & Bosworth
Borough Council

**Site: 20 Knapton Close Hinckley Leicestershire LE10 0EN
Leicestershire**

Proposal: Extension to garage and 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 to extend the existing integral garage and front porch at 20 Knapton Close, Hinckley.
- 2.2. The front porch has a depth of 1.5 metres, joins the garage to create an overall depth of 6.7 metres. The garage has a width of 4 metres and is approximately 3 metres forward of the adjoining 19 Knapton Close. Both the front porch and garage have matching eaves of 2.2 metres and creates a hipped and low profile dual pitched roof form respectively. The garage has an overall ridge height of 3.5 metres and the front porch is 3 metres in height.
- 2.3. The extension is constructed with matching bricks, roof tiles, white uPVC windows and a new composite front door.
- 2.4. Revised plans reduced the size of the extension in terms of its forward projection have been received as a result of officer concerns.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Hinckley on a residential estate. It is a two storey detached house with an integral garage and a gable sided roof form. It is set back from the public highway, finished in brickwork, white uPVC windows and roof tiles. The site has a long stretch of paved driveway to the front, not within a conservation area and building is not listed.
- 3.2. The surrounding street is predominantly two storey brick built detached and semi-detached houses with integral garages. The dwellings on the row alongside 20 Knapton Close do not have a uniform building line with most being closer to the highway than the application property.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Two comments received as a result of the public consultation. Both comments objected to the application raising concern relating to the length and height of the extension, proximity of extension to their boundary, and blocking of light into their windows.

6. Consultation

6.1. No objection has been received from the Local Highways Authority.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

7.2. 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

7.3. National Planning Policies and Guidance

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

7.4. 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 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 in respect of rear extensions states:

'Front extension should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'

8.3. The dwellings along the street are characterised by integral garages. They do not have a uniform building line. The proposal extends the existing front garage and porch. The front porch has a depth of 1.5 metres, joins the garage to create an overall depth of 6.7 metres. This goes beyond the 2 metres threshold by the Good Design Guide and projects forward more than all dwellings on the row, however, does not cover more than 50% of the front elevation. The remaining front driveway has a depth of 8 metres and a width of 9.7 metres. The garage has a width of 4 metres and is approximately 3 metres forward of the adjoining 19 Knapton Close. Both the front porch and garage have matching eaves of 2.2 metres and creates a hipped and low profile dual pitched roof form respectively. The roof form is not out of character. The garage has an overall ridge height of 3.5 metres and the front

porch is 3 metres in height. The proposed garage and front porch have a larger scale compared to other garages on the street. The overall massing of the dwellings increases however it does not harm the street character to such an extent that requires a further reduction in size of the extension or refusal of the application. Matching external materials are used to complement the existing dwellings. In these particular site specific circumstances the significant extension over what would normally be considered appropriate in accordance with the Good Design Guide is, on balance, considered acceptable.

- 8.4 Notwithstanding the increase in scale and massing of the existing garage, the proposed extension is considered, on balance, acceptable in design terms. Matching corresponding external materials are used to ensure a satisfactory and unified appearance. It does not have any significant adverse visual impacts on the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 The proposed extension is to the north of the site approximately 3.6 metres away from the south boundary line and 1 metre from the north boundary fence. The proposed garage does not significantly impact on the gardens of 8, 10 and 12 Frith Way. Considering the position of the garage and the separation distance to neighbouring boundary line, the front porch and garage do not result in any significant adverse overbearing or overshadowing impacts on any neighbouring occupiers. There is no overlooking into the private amenity space of adjoining neighbours.
- 8.7 By virtue of their siting, single storey scale, design and separation distance, the proposal does not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties and therefore in accordance with Policy DM10 of the adopted SADMP.

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 proposal results in the extension of existing garage space and does not increase the number of bedroom space. The remaining front driveway has the capacity to hold three off-street cars. This parking provision is sufficient to serve the dwelling. This is therefore in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide 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 extensions and alterations to an existing dwelling within the settlement boundary of Hinckley 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, size of the driveway, orientation of the site, design, separation distance and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, the proposals respect and complement the scale, character and appearance of the existing dwelling. Notwithstanding the fact that it looks a little prominent, the extension does not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. There is adequate off-street parking and private amenity space within the curtilage of the dwelling. The proposal is in accordance with 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: Site Location Plan Drawing Number 0049/2024/001/Rev A (submitted on 26/03/2024), Proposed Parking Provision Drawing Number 0049/2024/009/Rev B, Proposed Site Plan Drawing Number 0049/2024/008/Rev B, Proposed Floor Plan Drawing Number 0049/2024/005/Rev B and Proposed Elevations Drawing Number

0049/2024/006/Rev B received by the local planning authority on 12 June 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 extensions and alterations hereby permitted shall match the corresponding materials of the approved plans and elevation.

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.