

Delegated Report

Planning Ref: 25/00114/HOU

Applicant: Mr And Mrs Tupling

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 4 Orton Close Carlton Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension

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 seeks full planning permission for a single storey rear extension at 4 Orton Close, Carlton.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation hosting the kitchen/dining space by 1.79 metres and would project outwards from the existing south-west side elevation hosting the lounge space by 4.38 metres. It would feature a mono-pitched roof form which would measure 3.47 metres to the ridge and 2.40 metres to the eaves.
- 2.3. Additional alterations include the addition of a set of French doors with accompanying sidelights and two Velux rooflights.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within a cul-de-sac, within the settlement boundary of Carlton. The dwelling itself hosts a prominent pitched form and is compromised by the use of red brick to the walls, brown tiles to the roof and cream painted timber to the openings. An integral garage is sited to the south-west side of the dwelling above which sits a pitched dormer which is mirrored to the rear along with a Juliette balcony. To the sites frontage sits an area of hardstanding and grassed area.
- 3.2. The site forms part of a residential development approved in the later end of 2008, comprising 12 dwellings all which host a uniformed appearance (Reference; 08/00815/FUL).

4. Relevant planning history

08/00815/FUL

- Demolition of existing garage filling station and bungalow and erection of 12no dwellings
- Planning Permission
- 12.01.2009

10/00786/FUL

- Substitution of house type to plot 9

- Planning Permission
- 08.12.2010

12/00833/CONDIT

- Variation of condition 2 of planning permission 08/00815/FUL to provide a wider private drive to plot 10 (retrospective)
- Planning Permission
- 26.11.2012

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Carlton Parish Council;

“Carlton Parish Council has no objections to this proposal.”

7. Policy

- 7.1. Core Strategy (2009)
 - None relevant.
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. 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

Design and impact upon the character of the area

- 8.2. Policy DM10 of the Site Allocations and Development Management Policies DPD 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.

- 8.3 The application seeks full planning permission for a single storey rear extension at 4 Orton Close, Carlton.
- 8.4 The Council's Good Design Guide 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."*
- 8.5 The proposal would be sited to the rear of the dwelling and host a single storey nature. It would project outwards from the existing rear elevation hosting the kitchen/diner by 1.79 metres sitting flush with the projection of the existing lounge and would host a width of 4.38 metres being set in from the south-west building line by 5.50 metres, being entirely screened from Orton Close. It would feature a mono-pitched roof form to match that of the existing dwelling to reflect the ridge and eaves hosted by the existing dwelling which along with the appropriate projection and width would ensure that the proposal appears to be a subordinate, modest addition to the dwelling.
- 8.6 Additional alterations include the addition of a set of French doors with accompanying sidelights and two Velux rooflights.
- 8.7 The proposed external materials would match those of the existing dwelling.
- 8.8 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policies DM1 and DM10 of the Site Allocations and Development Management and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 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.
- 8.10 The proposal would be set 7.95 metres away from the neighbouring dwelling to the south-west, whilst also only projecting a minor 0.90 metres further than its rear elevation and not hosting any openings to the immediate side elevation. By virtue of this, the proposal would bear not any adverse impacts upon the occupiers of no.3.
- 8.11 The proposal would be screen entirely from the view of 5 Orton Close and would therefore not bear any adverse impacts upon the occupiers of no.5.
- 8.12 The proposal would not extend forward of the existing building line to the rear and the openings would replicate those of the existing and the impacts upon the agricultural fields to the rear are therefore considered to be negligible.
- 8.13 For the above reasons the proposal would be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Council's Good Design Guide. No objections have been received.

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 proposed development is for a property located within the settlement boundary of Carlton. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location, Block Plan, Drg No. 319 PL-01
 - Proposed Elevations, Floor Plans, Drg No. 319 PL-03B
- Both as received by the Local Planning Authority on the 12th February 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.