

Delegated Report

Planning Ref: 26/00264/HOU

Applicant: Mr Stuart Smith

Ward: Groby



**Hinckley & Bosworth
Borough Council**

Site: 6 Greys Drive, Groby

Proposal: Conversion of single garage into habitable space retaining one garage, with new double glazed bay window and matching bricks.

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks householder planning permission for the conversion of a single garage into a habitable space, serving as a study area, with external alterations including the removal of the garage door and replaced with double glazed bay window and brickwork, matching the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The development site is a two-storey detached dwelling located on Greys Drive, Groby. The site benefits from an existing double garage, sufficient off-street car parking to the front of the site. The site is located within a residential area, with is defined by detached two-storey dwellings, with a mix of materials and designs.

4. Relevant planning history

No recorded planning history.

5. Publicity

- 5.1. Neighbours were notified of the application via letter, and a site notice was placed within the vicinity of the site.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Groby Parish Council: No comments received.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)

- National Design Guide (2019)

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary of Groby. Therefore, the development of the single storey extensions is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- 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 and would not have a significant adverse effect on the privacy and amenity of nearby residents.
- 8.3. The proposal is for the conversion of one of the existing garages at the site, to be converted to a study. The key visual alterations will include the removal of a garage door being replaced with a bay window and matching brickwork. The materials relating to the alterations have been conditioned accordingly at the end of this report.
- 8.4. The development type can be seen within the area, whereby a number of properties have converted one of their two garages to habitable spaces. There would be no detrimental impact on the character of the area, and subject to matching materials, it would be considered to be of an acceptable level of design.
- 8.5. As such, the proposed extensions are considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.6. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.7. The development is integral to the dwelling, and as such would have no impact on neighbouring residential amenity in terms of overlooking, overbearing or loss of light impacts.
- 8.8. As such the proposal complies with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.9. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.

- 8.10. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.11. The site benefits from an area of hardstanding to the front of the dwelling which affords space for three off-street car parking spaces.
- 8.12. The proposals do not impede on the existing parking facilities afforded to the dwelling by way of their location, similarly, the extensions would not have any detrimental impacts on the local highway network nor highway safety.
- 8.13. The proposal therefore complies with Policies DM17 and DM18 of the SADMP.

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 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

11. Recommendation

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

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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 Plans Drg No. P01 Rev A
- Proposed Plans Drg No. P02 Rev A

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 hereby approved garage conversion shall match the materials detailed on the hereby approved Application Form.

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.