

Delegated Report

Planning Ref: 25/01164/HOU

Applicant: Mr Samuel Hickinbottom

Ward: Newbold Verdon With Desford & Peckleton

Site: 42 Peters Avenue, Newbold Verdon



Hinckley & Bosworth
Borough Council

Proposal: Single storey extension to front and rear

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 a single storey extensions to the front and rear of the property. The extension to the front measures 1.5m in depth, 3.6m in length and matches the pitch of the existing front elevation, providing an extension to the front sitting room. The front extension, and entire front elevation is proposed to be finished with render. The rear extension measures 4m in depth, 6.55m in width, and 3.4m in height, and is a flat roof extension, with a roof lantern, creating a larger kitchen/dining area. The external finish was originally proposed to consist of painted blockwork, however, during the application process, amended plans have been submitted, to include a rendered finish to the rearmost extension.

3. Description of the site and surrounding area

- 3.1. The development site is located within the settlement boundary of Newbold Verdon. The site is a two storey detached dwelling, consisting of a mix of brickwork, and has benefitted from various extensions. The site has off-street parking provision to the front of the site.
- 3.2. Peters Avenue consists of a mix of detached and semi-detached dwellings, with a range of designs and materials, with a mix of brickwork and render.

4. Relevant planning history

04/00905/FUL

Two	storey	side	and	rear	extension
Planning					Permission
07/09/2004					

76/00689/4M

Erection	of	bedroom	over	existing	garage
Planning					Permission
02/06/1976					

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. Newbold Verdon 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 Newbold Verdon. 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 includes a small single storey front extension which extends the front sitting room of the property, with a depth of 1.5m, and matches the height of the existing pitch of the canopied roof over the hall and study. The works to the front of the dwelling also include a rendered finish. It is noted that a number of properties within the area have a frontage consisting of brickwork on the ground floor and a rendered finish to the first floor. Whilst this proposal is for the rendering of the entire frontage, this is considered to approve the visual amenity of the property, which currently has unmatched brickwork. The render will be broken up by the existing and proposed pitched canopy over the extension, hall and study.
- 8.4. The single storey rear extension originally was proposed to be painted blockwork, however throughout the consideration of the application, the design has now been amended to be a rendered finish, similar to that of the front elevation. The single storey element is not visible from the highway or other public vantage points and as such would not have any detrimental impact on the character of the area, and is of an appropriate 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. By virtue of the height and siting of the single storey extensions, they are not considered to have a detrimental impact on the residential amenity of the occupiers of the neighbouring properties, in terms of loss of light, loss of privacy, overbearing or noise 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, Block Plan, Drg No. PA-042-001 Rev P01
- Proposed Floor Plan, Elevations, Drg No. PA-042-003 Rev P02

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 alteration shall match the materials detailed on the hereby approved drawing 'Proposed Floor Plan, Elevations, Drg No. PA-042-003 Rev P02'.

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.