

Delegated Report

Planning Ref: 24/00440/HHGDO

Applicant: Mr Mark Evans

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 81 Woodland Road Hinckley Leicestershire LE10 1JF

Proposal: Proposed single storey rear extension measuring 6.7 metres in depth (total of 8m including room and privacy wall), flat roof 3 metres in height with skylight to 3.9 metres at ridge

1. Recommendation:

Prior Approval Not Required

- 1.1. This is an application to determine if prior approval is required under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.

2. Planning application description

- 2.1. The application relates to a larger home extension notification of a single storey rear extension measuring 6.7 metres in depth from the rear wall with a 1.3m roof overhand and privacy wall, a flat roof 3 metres in height with a skylight that is a maximum of 3.9 metres to its ridge.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling located within the settlement boundary of Hinckley. The dwelling is set back from the public highway, brick and render built with a side gable roof design. It is not listed and not within a conservation area. The dwelling has a front paved driveway and bordered by a fence and hedge. The surrounding dwellings have similar scale and character.

4. Relevant planning history

None relevant

5. Publicity

The following neighbouring properties were consulted:

- 20 Trevor Road Hinckley Leicestershire LE10 1JD
- 79 Woodland Road Hinckley Leicestershire LE10 1JF
- 85 Woodland Road Hinckley Leicestershire LE10 1JF
- 18 Trevor Road Hinckley Leicestershire LE10 1JD

No responses have been received

6. Policy

Condition A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, National Planning Policies and Guidance.

7. Appraisal

The main consideration in respect to this notification is whether any neighbouring properties have objected and whether the development will impact upon the amenity of any adjoining neighbour.

The application relates to a notification for a larger home extension for a single storey rear extension measuring 6.7 metres in depth from the rear wall with a 1.3m roof overhand and privacy wall, a flat roof 3 metres in height with a skylight that is a maximum of 3.9 metres to its ridge. The roof of the extension overhangs on the side and rear of the dwelling. The extension incorporates the existing kitchen. The dwelling has a long stretch garden area. The rear extension is clearly subordinate to the main dwelling in terms of design. The width, depth and height are considered appropriate, and the extension is not easily visible from the street scene. It is 2 metres away from the north boundary fence and 0.5 metres from the south boundary line. The extension is single storey in scale and therefore there is no significant impact on neighbouring properties. The existing fence reduces potential overlooking into the gardens of adjoining dwellings. There are no comments received as a result of the neighbouring consultation.

The determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development (England) order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A (enlargement, improvement or other alteration of a dwellinghouse).

Development is not permitted if:-

- a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class G, M, MA, N, MA, P, PA or Q of Part 3 of this Schedule.

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The area of the proposed extension does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension does not exceed the height of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The eaves of the proposed extension does not exceed the eaves height of the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) front a highway and forms a side elevation of the original dwellinghouse.

The proposed extension does not extend beyond the principal elevation of the original dwellinghouse and does not front a highway, however, the roof overhangs on the side and rear of the extension.

- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and-
- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

Not applicable

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
- (i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) Exceed 4 metres in height;

The rear extension does not extend beyond the rear wall by more than 8 metres and does not exceed 4 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of the dwellinghouse.

The proposed extension is a single storey.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension is within 2 metres of the boundary of the curtilage of the dwellinghouse but does not exceed 3 metres in height within 2m of the boundary.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
- (i) Exceed 4 metres in height.
 - (ii) Have more than one storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse.

The proposed extension (excluding the roof overhand) does not extend beyond a wall forming a side elevation of the original dwellinghouse and is just 3 metres in height

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limit set out in sub-paragraphs (e) to (j);

The proposed extension is to the rear of the dwellinghouse.

- k) It would consist of or include:-
- (i) The construction or provision of a veranda, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse or
- (l) the dwellinghouse is built under Part 20 of this schedule (construction of new dwellinghouses)

The proposed extension does not include i, ii, iii or iv and is not built under Part 20 of this schedule (construction of new dwellinghouses).

A.2 In the case of a dwellinghouses on article 2(3) land, development is not permitted by Class A if –

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed or would exceed the limits set out in sub-paragraph (b) and (c).

The dwellinghouse is not on article 2(3) land.

Conditions

A.3 Development is permitted by Class A subject to the following conditions-

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Matching external materials are proposed for the extension.

8. Equality implications

- 8.1 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.
- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.

9. Recommendation

The proposal complies with the permitted development for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development) (England) Order 2015 Schedule 2 Part 1, Class A (as amended). There is no neighbour objection, and the proposal does not significantly impact on neighbouring properties.

Prior Approval Not Required

This application has been determined having regard to the following documents and plans submitted with the application:

- Application Form
- Site Location and Block Plan Drawing Number M411:01:01 (submitted on 25/06/2024)
- Proposed Floor Plans Elevations and Sections drawing numbers M411:02:02, M411:02:03 and M411:02:04 (all submitted on 04/06/2024)

Notes to applicant

- This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section