

Delegated Report

Planning Ref: 24/01004/HOU
Applicant: Mr John Oakes
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Site: 5 Trafford Road Hinckley Leicestershire

Proposal: Two storey side and rear extension, single storey rear extension and timber frame entrance canopy

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 for a two storey side and rear extension, single storey rear extension and timber frame open entrance canopy to a dwelling, 5 Trafford Road, Hinckley.

2.2. The proposed two storey side/rear extension would extend 5.5 metres in width from the main side elevation retaining 1 metre to the side boundary. It would extend the existing lean-to roof across the front elevation at ground floor and have a minimal set back from the front elevation at first floor. It would extend 10.3 metres in depth at two storey height (3 metres in depth beyond the current main rear elevation). It would have a hipped pitched roof form with matching eaves height as the main roof and a marginally subordinate ridge height. The proposed single storey rear extension would extend to a maximum depth of 5.2 metres from the current main rear elevation and for the full 14.7 metres width of the existing dwelling and proposed side extension. It would have two sets of full height sliding doors to the rear elevation and a flat roof form to a height of 3 metres with two flat profile roof lanterns. The proposed timber framed open canopy porch would extend 2 metres forward of the front elevation and for a width of 2.8 metres. It would have a dual pitched gable fronted roof supported by two timber posts on brick plinths. Proposed external materials include off-white monocouche render to all external walls other than the proposed single storey rear extension which would be constructed with Edmonton Vintage Stock red facing bricks, matching red/brown plain concrete roof tiles, reconstituted stone cills to match existing and matching style uPVC or aluminium white window frames.

2.3. Amended plans have been submitted to include a slight set back at first floor from the front elevation. No re-consultation has been undertaken in this case given the minor nature of the amendment and lack of any objections to the original proposals.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Hinckley in a mature residential area. It is a detached two storey house with hipped pitched main roof form and tall brick chimney stack to the side elevation. It has an integral garage and a lean-to roof extending partway across the front elevation above the garage and entrance porch. It is constructed with off-white rendered walls, small plain red/brown concrete roof tiles and white uPVC windows with stone sills and decorative headers. In addition to the garage, the 11.5 metres deep hard surfaced driveway provides two further off-street parking spaces. The substantial rear garden is enclosed by a mix of neighbouring brick walls, 2 metres high close boarded timber panel fencing and hedgerows/mature soft landscaping.

- 3.2. The street scene comprises a mix of individually designed and styled detached dwellings of varying scale, age and appearance.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One response has been received as a result of public consultation seeking the use of obscure glazing to a first floor en-suite window to prevent loss of privacy from overlooking.

6. Consultation

- 6.1. No other consultations necessary or undertaken.

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 (GDG) (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within urban 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
- Biodiversity

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 (GDG) provides further advice in respect of the siting and design of a various forms of house extensions and states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.' and,

'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.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

- 8.3 The proposed two storey side/rear extension would extend 5.5 metres in width from the main side elevation, but only 0.8 metres over half the 9.4 metres width of the existing dwelling in this case and would still retain a distance of 1 metre to the side boundary. It would extend flush with the front elevation at ground floor enabling the extension/continuation of the existing lean-to roof which would tie the extension into the existing dwelling. At first floor it would be set back only marginally from the front elevation and therefore have only a marginally lower roof ridge. Whilst this would not be in accordance with the 0.5 metre requirements of the adopted GDG, the section of the dwelling that it would be attached to is already set back from and subordinate to the highest part of the main roof and forward projection of the dwelling and therefore the proposal would nevertheless still appear as a gradually reducing subordinate addition in this case, further assisted by the amended and appropriately proportioned matching twin windows. The proposal would extend 10.3 metres in depth at two storey height but only 3 metres in depth beyond the current main rear elevation. It would have an appropriate hipped pitched roof form to respect that of the existing dwelling with matching eaves height and a marginally subordinate ridge height. It is therefore considered that it would have an appropriate height, width and depth. The proposed use of matching off-white monocouche render to the external walls, matching red/brown plain concrete roof tiles, reconstituted stone cills and matching style uPVC or aluminium white window frames would ensure a satisfactory and uniform appearance. Notwithstanding the small degree of conflict identified with the adopted GDG in terms of setback, in this case it is considered that the proposed two storey side/rear extension would result in a well-balanced design of appropriate scale and appearance within the varied street scene and would not overwhelm the substantial plot that it occupies or adversely affect the detached character of the surrounding area, the neighbouring substantial detached bungalow being set off the side boundary by 11 metres.

- 8.4 The proposed single storey rear extension would extend to an appropriate maximum depth of 5.2 metres from the current main rear elevation and for the full 14.7 metres width of the existing dwelling and the proposed side extension. It would have two sets of full height sliding doors to the rear elevation. Notwithstanding that it would have an uncharacteristic flat roof form, by virtue of its siting entirely to the rear within a well enclosed garden and its clearly subordinate single storey scale to a height of only 3 metres, the proposal would not be a visually prominent structure within any street scene or adversely affect the character or appearance of the surrounding area. It is proposed to be constructed in contrasting red facing bricks (Edmonton Vintage Stock) which it is considered would result in a satisfactory external appearance.

- 8.5 The proposed timber framed open canopy porch would extend only 2 metres forward of the front elevation and for a width of only 2.8 metres. It would have an appropriate dual pitched gable fronted roof supported by two timber posts on red brick plinths. By virtue of its scale, design and proposed construction materials it is considered that it would result in a well-proportioned entrance feature that would sit comfortably within and enhance the character and appearance of the existing front elevation.
- 8.6 Notwithstanding the small degree of conflict identified with the adopted GDG, by virtue of their siting, scale, amended design and proposed use of appropriate matching and complementary external materials in the construction to ensure a satisfactory and unified appearance, it is considered that the proposed extensions and alterations would be compatible with the size of the plot and would respect and complement the scale, character and appearance of the existing dwelling and the wide variety of neighbouring development within the street scene and therefore would be compatible in design terms with the surrounding area. The proposals are 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

- 8.7 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.
- 8.8 The neighbouring dwelling to the northwest (No. 3) is a substantial detached bungalow set within a large plot. It has a number of windows in its near side elevation facing the application site but these are set in from the side boundary by 11 metres. Notwithstanding that the proposed two storey side/rear extension would extend to within 1 metre of the side boundary and further in depth than the existing dwelling, by virtue of the 12 metres separation distance it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts upon this neighbouring property. The only proposed new window in the near side elevation of the proposed extension facing No. 3 serves an en-suite. A neighbour response has been received seeking the use of obscure glazing to this window to prevent loss of privacy from overlooking. By virtue of its proximity to the side boundary this would be reasonable and necessary to protect the privacy of the neighbouring occupiers from direct overlooking and can be secured by a standard planning condition which is included in the recommendation.
- 8.9 The neighbouring dwelling to the southeast (No. 7) is a substantial detached bungalow set within a substantial plot. It extends for 31 metres along the side boundary of the application site including 21 metres beyond the current rear elevation of the application dwelling. There is a small yard area part way along the boundary into which double patio doors and two windows face. By virtue of its single storey scale, flat roof design to a height of only 3 metres and modest comparable depth together with being set in from the side boundary by approximately 2 metres, the proposed extension would not result in any significant adverse overbearing or overshadowing impacts upon this neighbouring property. No side elevation windows are proposed that would result in any loss of privacy to the neighbouring occupiers.
- 8.10 By virtue of the siting, scale, amended design, existing screening and separation distances and subject to a condition to secure the use of obscure and fixed glazing where necessary, the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals are therefore considered to be in

accordance with Policy DM10 of the adopted SADMP and the general principles adopted Good Design Guide.

Impact upon parking provision

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 The site currently provides three off-street parking spaces in the garage and on the 11.5 metres deep hard surfaced driveway which is adequate to serve the existing four bedroomed dwelling. The proposals would result in the addition of a fifth bedroom but three off-street parking spaces would remain adequate to serve this size of dwelling in accordance with the local highway authority design guide standards, particularly in this highly sustainable urban location with easy access to a full range of services and facilities by alternative more sustainable transport means. As no parking space provision has been detailed within the proposed site layout, a condition to require the provision of three spaces is included in the recommendation to ensure adequate off-street parking provision to serve the resulting dwelling. Subject to such provision, the proposals would be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.13 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 relates to extensions and alterations to an existing dwelling located within the urban 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. Notwithstanding the small degree of conflict identified with the adopted GDG, by virtue of their siting, scale, amended design and appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and the variety of neighbouring development within the surrounding area. By virtue of the siting, scale, amended design, existing screening and separation distances and subject to a condition to secure the use of obscure and fixed glazing where necessary, the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of three spaces and private amenity space of 665 square metres would be retained within the site to serve the resulting five bedroomed dwelling. The proposals are considered to be 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: Location Plan and Proposed Block Plan Drawing No. 115 Rev A received by the local planning authority on 4 November 2024 and Proposed Floor Plans and Proposed Roof Plan Drawing No. 110 Rev E and Proposed Elevations Drawing No. 111 Rev D received by the local planning authority on 3 December 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 be in accordance with the details provided on the approved Proposed Elevations Drawing No. 111 Rev D received by the local planning authority on 3 December 2024 and shall match the corresponding materials of the existing dwelling.

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).

4. Notwithstanding the submitted details, the proposed first floor en-suite window in the northwest side elevation (facing 3 Trafford Road, Hinckley) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below a height of 1.7 metres above the finished floor level of the room that it serves. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Within one month of the first occupation of the proposed extensions hereby permitted, a minimum of three off-street parking spaces, shall have been provided within the site and surfaced in permeable hardstanding including hardbound materials (not loose aggregates etc.) for a minimum of 5 metres from the highway boundary. Once so provided the on-site parking provision shall be permanently maintained as such at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM18 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.