

Delegated Report

Planning Ref: 26/00112/HOU

Applicant: Mr and Mrs A Godfrey

Ward: Ratby, Bagworth and Thornton

Site: 12 Heathbrook Drive, Ratby



Hinckley & Bosworth
Borough Council

Proposal: Domestic rear extension to bungalow

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 rear extension measuring 6m in depth. The extension retains the roofscape and level of the existing dual pitched roof. The materials are also to match that of the existing property.
- 2.2. The extension allows the internal reconfiguration of the property to allow for more spacious living arrangements.

3. Description of the site and surrounding area

- 3.1. The application site comprises of a bungalow, detached garage and a driveway providing sufficient off-street car parking. The site is located within a residential area which contains detached bungalows, and detached and semi-detached dwellings, of a mix of designs.

4. Relevant planning history

No planning history.

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. One letter neither objecting or supporting the proposal was received, which requested to view the plans submitted with the proposal indicating the scale of the development.

6. Consultation

- 6.1. Ratby Parish Council: No comments received.

7. Policy

- 7.1. Core Strategy (2009):
- Policy 12: Key Rural Centres Relating to Leicester
- 7.2. 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

7.3. National Planning Policies and Guidance

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

7.4. 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 Ratby. Therefore, the development of the single storey rear extension 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 relates to a single storey rear extension to the single storey bungalow, providing a reconfiguration of the internal layout of the plot, to provide additional living space within the property.

8.4. The extension to the rear would not be highly visible from public vantage points, owing to the existing dwelling obstructing the view to the rear of the property. The design of the proposal retains the dual pitched form of the original bungalow, and whilst a sizeable extension it is noted that under Schedule 2, Part 1, Class A, the rear extension could be erected up to 4m without the need for formal permission, and under the part (g)(i) could extend up to 8m, as no objections have been received. Given the lack of visibility and the fallback position of the site it would be considered to be acceptable.

8.5. The development therefore creates no detrimental impact upon the character of the area and would be considered to be in general accordance with Policy DM10 of the 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 rear garden, which is the location of the proposed single storey rear extension, is bound on the western side by the applicants detached garage, to the north there is sufficient distance and boundary treatments which would ensure no impact to the northern residents. The eastern boundary contains a 1.8m fence and existing landscaping which would significantly reduce the impact of this proposal. It is noted that minor concern regarding the enclosure of a small portion of the neighbouring garden, and thus an overbearing impact, could be experienced, however the portion of the rear extension which would cause this issue could be erected under permitted development and as such would not warrant a refusal of planning permission.
- 8.8. The development, by way of its single storey nature, and location of windows and doors is not considered to create any detrimental impact to neighbouring residents in terms of loss of light, loss of privacy, overbearing or overshadowing impacts.
- 8.9. The development is therefore considered to be in accordance with Policy DM10 of the adopted SAMDP.

Impact upon highway safety

- 8.10. 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.
- 8.11. 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.
- 8.12. The development does not create any additional bedrooms, and the existing and sufficient off-street parking provision would be retained by this development. There are no highways safety concerns as a result of this development.
- 8.13. The proposal therefore complies with Policies DM17 and DM18 of the adopted 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.

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
- Block Plan
- Proposed Elevations, Floor Plan, Drg No. 270126

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 detached garage shall match the materials detailed on the submitted 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.