

Delegated Report

Planning Ref: 24/00292/HOU

Applicant: Mrs Hobbs

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 6 Rannoch Close Hinckley Leicestershire LE10 0UU

Proposal: Single storey rear conservatory

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 full planning permission for the construction of a single storey rear conservatory to a dwelling, 6 Rannoch Close Hinckley.

2.2. The proposed single storey rear conservatory has a pitched uPVC glazed roof, brickwork at the base of the conservatory and uPVC glass to the top half of the conservatory. It measures 3 metres in depth and 3.15 metres in width. The ridge height of the conservatory is 3.2 metres and eaves height is 2.2 metres.

2.3. The proposed external materials for the construction of the conservatory are to match the existing dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling is within the settlement boundary of Hinckley. It is a two storey semi-detached dwelling with an attached garage and a front projection porch. The building is brick built with gable sided pitched roof form, white uPVC windows, a hardstanding driveway and grass area. The dwelling is not listed and not within a conservation area. There is a patio area and a sizeable garden to the rear of the dwelling.

3.2. The immediate surrounding street scene is characterised with driveways, green grass area, similar brick build properties predominantly residential, front porches and attached garages. To the south of the site is a large area of open space.

4. Relevant planning history

95/00858/FUL

- Extension to dwelling.
- Planning Permission
- 20.12.1995

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No responses have been received as a result of public notification.

6. Consultation

6.1. None required for this application.

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 (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide
- 8. Appraisal**
- 8.1. Extensions and alterations to existing domestic properties 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

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 provides further advice in respect of the siting and design of house extensions and states that:
- '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.'*
- 8.3 The proposed single storey rear conservatory has a pitched roof form with full uPVC framed glazing to top half. It is just to the south side boundary fence and is appropriately sized. The conservatory measures 3 metres in depth and 3.15 metres in width. The ridge height is 3.2 metres and eaves height is 2.2 metres. The height of the eaves matches the height of the existing flat roof extension at the rear of the dwelling. The extension has appropriate dimensions and is single storey in scale. It is located to the rear and is not visible from the street scene. The use of uPVC framed glazing and brickwork matches with the existing dwelling. The design of the conservatory respects the character of the existing dwelling and is clearly subordinate to the main dwelling.
- 8.4 By virtue of its siting, appropriate design and dimension, single storey scale and not being visible from the street, the proposed use of matching external materials in the construction to ensure a satisfactory appearance, it is considered that the proposal respects and complements the scale, character and appearance of the existing dwelling. The proposal is 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

- 8.5 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.
- 8.6 The conservatory is to the south boundary of the site and a 1.8 metre high fence separates the application site and the garden of 8 Rannoch Close. The fence protects the privacy of both dwellings. The garden of the application site has a length of approximately 8 metres. The conservatory is considered to have appropriate height and the roof pitches away from the boundary fence. As a result of the boundary fence and the roof pitching away from the fence, there is only limited overlooking into the garden of 8 Rannoch Close. The conservatory is approximately 4.7 metres from the north boundary fence and therefore does not result in any significant impact on adjoining neighbours. The conservatory extends further back to the flat roof extension at 8 Rannoch Close, however due to its appropriate dimension, it does not result in overdevelopment on the garden land and no significant overbearing impact on the neighbouring properties. There is no loss of light to the rear windows at (ground and first floor) 8 Rannoch Close due to the orientation and path of the sun. The proposed extension does cross a 45 degree line drawn from the ground floor patio doors at 8 Rannoch Close but given the limited extend of the conservatory and its detailed design this does not result in any significant loss of light or overbearing effect to 8 Rannoch Close.
- 8.7 By virtue of their siting, scale and appropriate dimension, the proposed conservatory has no significant adverse impacts adjoining residential amenity of the occupiers of the neighbouring dwelling and therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The application dwelling has a front hardstanding driveway and an integrated garage which is being used as a workshop. The driveway has the capacity to hold up to 2 cars. The dwelling has three bedrooms, and the proposed conservatory does not increase the number of bedrooms in the dwelling. The site is within an urban looking with a walking distance to Brenfield Drive Bus Stop. The existing parking arrangements are sufficient to serve the dwelling. The proposed development does not impact on the existing parking spaces. The proposal is therefore considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 is for extension and alteration to an existing dwelling within an established residential curtilage and therefore 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. By virtue of its siting, single storey scale, appropriate design and dimensions, and the proposed use of matching external materials in the construction to ensure a satisfactory appearance, it is considered that the proposal respects and complements the scale, character and appearance of the existing dwelling. There are no significant adverse visual impacts on the character of the surrounding area. The extension does not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Sufficient off-street parking and amenity space are maintained within the site to serve the dwelling. The proposal is 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: Site Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevation received by the local planning authority on 25 March 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 extension and alterations hereby permitted shall be in accordance with the external materials details submitted on the approved Proposed Elevation 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).

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.