

Delegated Report

Planning Ref: 24/00360/HOU
Applicant: Mr and Mrs Wilson
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 7 Main Street Higham On The Hill Leicestershire

Proposal: Single storey side extension

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 the construction of a single storey side extension to a dwelling, 7 Main Street, Higham on the Hill.

2.2. The proposal would extend 1.5 metres from the existing side facing elevation and for a depth of 3.4 metres with a dual pitched gabled roof with an eaves height of 2.4 metres and a ridge height of 3.8 metres and would be fully integrated with the existing single storey projection to which it would be attached. It is proposed to be constructed in matching corresponding external materials including smooth white rendered walls with red brick quoins to the external corners, brown concrete interlocking roof tiles and white uPVC window.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Higham on the Hill and in a residential area. It is a detached bungalow with traditional gable ended roof form and a subordinate side projection with dual pitched gabled roof form. It has a blank gable with red brick chimney stack facing the Main Street highway, the main active elevations being to the west (facing the rear garden) and east (facing the side of its detached garage and forecourt). It is constructed with smooth white rendered walls with red brick quoins to external corners, brown concrete interlocking concrete roof tiles and white uPVC windows. The frontage is hard-surfaced in tarmac and provides a second off-street parking space. The rear garden is enclosed by 1.8 metres high solid close boarded timber fence panels between concrete posts and gravel boards.

3.2. The application dwelling is one of three detached bungalows constructed on an infill plot to the north side of Main Street. There is a two storey dwelling to the west, a large residential garden to the north and a communal parking court to the south serving the two storey dwellings beyond.

4. Relevant planning history

19/00335/HOU

- Single storey rear extension and additional external alterations
- Permitted
- 16.05.2019

86/00376/4

- Erection of bungalow and double garage

- Permitted
- 05.05.1986

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 consultation.

6. Consultation

- 6.1. No response has been received from Higham on the Hill Parish Council.

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 within 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

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.
- 8.3. The proposal would extend only 1.5 metres from the existing side facing elevation and for a depth of only 3.4 metres with a dual pitched gabled roof with a matching eaves height of 2.4 metres and a clearly subordinate ridge height of 3.8 metres compared to that of the main roof ridge and the ridge of the adjacent detached garage. It would be fully integrated with the existing subordinate single storey projection to which it would be attached and appear as a clearly subordinate addition to the existing dwelling. It would be set back from the highway facing elevation of the bungalow by 5.6 metres at the rear of the site and positioned

between the bungalow and its garage where it would not be prominent or have any significant adverse visual impacts in the street scene. It is proposed to be constructed in matching corresponding external materials including smooth white rendered walls with red brick quoins to the external corners, brown concrete interlocking roof tiles and white uPVC window which would ensure a satisfactory and uniform appearance. The proposal is considered to be acceptable in design terms and to respect and complement the scale, character and appearance of the existing dwelling and surrounding area and therefore 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

- 8.4 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.
- 8.5 The proposal would be positioned between the existing bungalow and its garage which provide screening to the west and east respectively. Notwithstanding its position close to the rear (north) boundary of the site, by virtue of its single storey small scale, pitched roof design that slopes away from the boundary and blank rear facing elevation, the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of the neighbouring dwelling to the north or result in any loss of privacy from direct overlooking with the existing 1.8 metres high close boarded timber fencing providing privacy for the respective occupiers. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.6 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.7 The proposed side extension would extend an existing bedroom but not result in any addition bedroom numbers which would remain at a maximum of three. There is a garage along with a second off-street parking space on the forecourt within the tarmac surfaced site frontage. The existing provision would be unaffected by the proposal and would be adequate to serve the resulting maximum three bedroomed bungalow. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards that requires a minimum of two spaces to serve a three bedroomed dwelling.

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 an extension and alteration to an existing dwelling within the settlement boundary of Higham on the Hill 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. By virtue of its siting, small scale, design and, subject to the proposed use of matching corresponding external materials, the proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the surrounding area or the residential amenity or privacy of any neighbouring properties. Adequate private amenity space of 70 square metres would be retained to serve the bungalow along with adequate off-street parking space for two vehicles. 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 is 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 at scale 1:1250 and Proposed Floor Plan and Elevations Drawing No. 002P received by the local planning authority on 15 April 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 alteration hereby permitted 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.