

Delegated Report

Planning Ref: 23/01219/HOU

Applicant: Mrs Jenny English

Ward: Newbold Verdon With Desford & Peckleton

Site: 52 Old Farm Lane Newbold Verdon Leicester



Hinckley & Bosworth
Borough Council

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. The application seeks full planning consent for a single storey side extension at 52 Old Farm Lane, Newbold Verdon.
- 2.2. The proposed side extension would project outwards from the existing side elevation by approximately 2.60 metres and would have a width of approximately 5.40 metres. It would feature a mono-pitched roof and would measure approximately 2.45 metres to the eaves and approximately 3.70 metres to the ridge.
- 2.3. Additional alterations include the addition of two Velux windows.
- 2.4. The proposed external materials include the use of Hanson clumber red mixture brick to the walls, Marley duo modern smooth grey roof tiles and white uPVC windows and doors to match the existing dwelling.

3. Description of the site and surrounding area

- 3.1 The application site relates to a two storey detached dwelling situated within a cul-de-sac, within the settlement boundary of Newbold Verdon. It comprises the use of Hanson clumber red mixture brick to the walls, Marley duo modern smooth grey roof tiles and white uPVC windows and doors.
- 3.2 The dwelling is orientated to the east and a single semi-detached garage is situated to the eastern side of the application dwelling orientated to the north. The site also features a hardstanding suitable for tandem parking. The application dwelling can be accessed from the eastern side of Old Farm Lane.
- 3.3 The application site forms part of a residential site as approved under application 11/00489/FUL for the erection of 113 dwellings with access, incidental open space, landscaping, drainage and associated infrastructure. The street scene is uniform in design, scale and finish.

4. Relevant planning history

13/00905/FUL

- Substitution of housetypes for plots 29-46, 52-61, 93-94 with the erection of 8 new dwellings revising scheme total from 94 to 102 dwellings with associated garages and access.
- PER

- 08.04.2014

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. One letter of support has been received as summarised below;
- We support the application, however ask that work does not start until 08:30 each morning due to work obligations.

6. Consultation

- 6.1. No objections have been received from Newbold Verdon Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 11: Key Rural Centres Stand Alone
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 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)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The proposal would be sited to the side of the dwelling and would only be partially viewable from the street scene due to the dwellings eastern orientation. The proposed side extension would be set back from the principle elevation of the dwelling by approximately 1.00 metre and would be single storey in nature. Due to its minor scale it would not be prominent within the street scene.
- 8.4. The proposed side extension would feature a mono-pitched roof to accord with the pitched design of the application dwelling. The eaves would measure approximately 2.45 metres and the ridge would measure approximately 3.70 metres therefore appearing proportionate to the existing dwelling.

- 8.5 The proposed materials would be to match the materials of the existing dwelling. These materials are similar to the materials used throughout the street scene.
- 8.6 By virtue of its single storey nature, the scale of this extension would be acceptable in relation to the two storey host dwelling. There are numerous examples of similar development within the street scene, and therefore the proposal is considered to comply with policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP and the adopted 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 west, 50 Old Farm Lane sits approximately 0.80 metres behind the application dwelling, the proposed side extension would increase this projection to approximately 3.40 metres in total. There is an approximate 1.00 metre separation distance between the two dwellings. Two Velux windows are proposed to the roof of the extension, however they are to slope away to the south. No windows additional windows are proposed to the western elevation. By virtue, of the minimal projection and separation distance there is not considered to be any adverse impacts upon the occupiers of 50 Old Farm Lane.
- 8.9 54 Old Farm Lane sits to the east of the application site. The host dwellings have a minimum separation distance of approximately 9.45 metres (excluding the adjoined garages). The separation distance is to remain as existing and no additional windows are proposed. Taking the above into consideration there are not considered to be any adverse impacts upon the occupiers of 54 Old Farm Lane.
- 8.10 A window and a set of French doors are proposed to the southern elevation. They are to be of a matching scale, design and position to the existing, however albeit brought forward. A line of 2.00 metre high fences line the boundary line of the site screening the window and doors. 36 Old Farm Lane and 19 Crew Lane are off set from the application dwelling and therefore would not be directly adjacent to the proposed extension. By virtue of the minor alteration and the site layout there are not considered to be any adverse impact upon the occupiers of 36 Old Farm Lane and 19 Crew Lane in terms of overlooking.
- 8.11 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

Other Matters

- 8.12 A request has been received from a neighbouring property that work does not start until 08:30 each morning due to work obligations. Due to the scale of the development not being dissimilar to what could be carried out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (ie without planning permission) in this instance it is not considered to be necessary to implement a condition in regards to construction times. It is, however a matter that the Local Planning Authority advise the applicant and neighbours mediate between each other.

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. The application site is situated within the settlement boundary of Newbold Verdon where there is a presumption in favour of sustainable development, as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.

10.2. The proposed development would be partially viewable from the street scene, however would not have a detrimental impact upon the character of the existing dwelling or surrounding area due to its minimal projection and nature. The proposal would not have any severe adverse impact upon the residential amenity of the neighbouring dwellings and therefore the application complies with policies DM10 of the Site Allocations and Development Management Policies DPD (2016).

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 18th December 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan, Drg No. 038-0001 Rev A, Block Plan as Proposed, Drg No. 038-0200 Rev A, Parking Existing & Proposed, Drg No. 038-0500 Rev A, Proposed Ground Floor Plan, Drg No. 038 2000 Rev C and Proposed Elevations, Drg No. 038 2500 Rev C as received by the Local Planning Authority on the 18th December 2023.

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).

11.3 **Notes to applicant**

- 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.