

Delegated Report

Planning Ref: 25/00208/HOU

Applicant: Mr Mark Mecklenburgh

Ward: Newbold Verdon With Desford & Peckleton

Site: 9 Willow Close Newbold Verdon Leicester



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear 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 rear extension at 9 Willow Close, Newbold Verdon.

2.2. The proposed single storey rear extension would project outwards from the existing rear elevation by 3.50 metres and would have a width of 7.00 metres. It would have a flat roof which would measure 2.78 metres in height which including the proposed roof lanterns.

2.3. Additional alterations include the addition of two-roof lights to the flat roof, the addition of a window to the extension's front elevation, and the addition of a set of French doors and a full length window to the extension's side elevation.

2.4. The proposed external materials would match those of the existing dwelling with the exception of the composite cladding in a silver birch finish to the walls.

3. Description of the site and surrounding area

3.1. The application site comprises a detached two-storey residential dwelling situated within a cul-de-sac, within the settlement boundary of Newbold Verdon. The application dwelling has a pitched roof form to the main dwelling and a flat roof form to the existing outbuilding to the rear. It is comprised by the use of red brick and composite cladding to the walls, brown interlocking tiles and waterproof felt to the roofs and white uPVC to the openings.

3.2. An integral double garage sits below the forward fronting gable next to which sits a mono-pitched canopy porch. The sites frontage benefits from a generous area of block paved hardstanding which along with the double garage provides the site with a more than sufficient off-street parking provision.

3.3. The street scene is uniform in design and scale to the east with varied finishes present to the principle elevations. Bungalows are observed to the west of the site.

4. Relevant planning history

77/01205/4M

- Extension to single garage to form double garage and erection of utility room
- Planning Permission
- 20.09.1977

00/01059/FUL

- Ground floor porch extension and first floor bedroom extension
- Planning Permission
- 04.12.2000

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Newbold Verdon Parish Council:
- No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 7: Key Rural Centres
 - 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) (2024)
 - 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 Site Allocations and Development Management Policies DPD 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 application seeks full planning consent for a single storey rear extension at 9 Willow Close, Newbold Verdon.
- 8.4. The Council's Good Design Guide seeks to ensure 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.”

- 8.5 The Councils Good Design Guide seeks to ensure that *“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.”*
- 8.6 The proposed single storey rear extension would sit upon the footprint of the existing single storey extension to the rear. It would have a mirroring projection to that of the existing but would see an increase to the width (3.09 metres) and height (0.30 metres). The proposal would, however, still appear subordinate to the main dwelling and would be set in from either side elevation being appropriately screened from a public vantage point. The proposal would have a flat roof form, which is not usually a welcomed addition as they do not represent a traditional roof form prevalent in the Borough, however, as the proposal would be single storey, of a subordinate scale and situated to the rear of the property whilst also replicating the existing garages flat roof design, the addition is not considered to bear any additional detrimental impacts upon the character of the area.
- 8.7 Additional alterations include the addition of two-roof lights to the flat roof, the addition of a window to the extension’s front elevation, and the addition of a set of French doors and a full length window to the extension’s side elevation.
- 8.8 The proposed external materials would match those of the existing dwelling with the exception of the composite cladding in a silver birch finish to the walls. This addition is not, however, considered to be uncharacteristic of the application dwelling or the wider street scene given the existing heavy presence of composite cladding.
- 8.9 By virtue of its siting, scale and the proposed use of appropriate external materials in the construction to ensure a uniform appearance, it is considered that the proposal would be acceptable in design terms and would respect and complement the scale, character and appearance of the existing dwelling. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.11 The proposal would feature an increase in width but would nonetheless remain to be situated an appropriate 7.63 meters from the neighboring dwelling to the east, 7 Willow Close not appearing over dominant. A full-length window and a set of bi-fold doors are proposed to the immediate side elevation, they are not, however, considered to bear any impact upon no.7 in terms of loss of privacy as they would not significantly differ from the existing openings in situ.
- 8.12 The proposal would bear no impact upon the neighbouring dwellings to the west, 4 or 5 Mallory Close in terms of loss of light as it would remain to be of a single storey nature and have a mirroring projection to that of the existing. No windows are proposed to the immediate side elevation bearing no impacts in terms of loss of privacy.

- 8.13 The proposal would be situated 36.91 metres from the neighbouring dwelling to the north, 26 Gilbert's Drive bearing no impact upon the residential amenity of the occupiers.
- 8.14 By virtue of the above, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and the general principles of the Councils Good Design Guide.

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 proposed development is for a property located within the settlement boundary of Newbold Verdon. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide. The proposal 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 materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling with the exception of the external walls which should see the use of a composite cladding in a silver birch finish only.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

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
- Proposed Block Plan, Drg No. 02
- Proposed Floor Plans, Drg No. 07
- Proposed Roof Plan, Drg No. 08
- Proposed North, West Elevations, Drg No. 10
All as received by the Local Planning Authority on the 5th March 2025.
- Proposed South, East Elevations, Drg No. 09A as received by the Local Planning Authority on the 6th May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.