

Delegated Report

Planning Ref: 23/00218/HOU
Applicant: Mr Reagan Hayes
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 163 Coventry Road Hinckley Leicestershire LE10 0JS

Proposal: Two storey rear extension, single storey front extension, loft conversion and alterations to dwelling.

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 a two storey rear extension, single storey front extension, loft conversion and alterations to the dwelling that include a 1 metre increase in the roof height.
- 2.2. The rear extension is to create a kitchen/dining room to the ground floor and bedroom to the first floor. The rear extension at the ground floor extends 6.3 metres in depth on the western side of the dwelling and a metres in depth to the eastern side of the dwelling and has a width of approximately 9 metres. The first floor extension also measures 3.3 metres in depth from the west elevation of the dwelling to a width of 5.5 metres.
- 2.3. The original dwelling has a bay window to the front. A slight extension to the front to square the front elevation of the house to create an overall depth of 11.55 metres. This is to create a lounge, new entrance and living room.
- 2.4. The proposed development also creates loft space to the revised roof with a flat roof dormer to the rear, rooflight to the front, replacement of window to the first floor front elevation and an increase in the roof height from 7.3 metres to 8.3 metres.
- 2.5. The extension uses off white render for the wall, roof tiles, grey uPVC double glazed doors and windows.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley. It is a two storey detached property directly opposite Northfield Road. The house is built with red bricks at the base and side elevation, render to the front and rear of the building, dual pitched roof tiles, and white uPVC double glazed windows.
- 3.2. The surrounding street has predominantly residential dwellings with commercial premises to the southwest and Rock Gardens to the southeast of the site. The residential dwellings are designed to have a mixed of single and two storeys, mixed brick work and render, different roof designs, broadly similar two storey building heights, and a few dormer windows. The property is not listed and not in a conservation area.

4. Relevant planning history

None relevant

5. Publicity

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

2 comments were received from neighbours, and these include:

- Loss of sunlight to the two immediate dwellings
- Impact on parking and visibility splay
- Loss of privacy
- Boundary fence more than 2 metres as plan states 1.7 metres.
- The extension is out of character to the existing and surrounding properties.

6. Consultation

- 6.1. No consultations required.

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 2021)
- 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 urban 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 Council's adopted Good Design Guide states:

'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. Where there is no public view into the site, a fully integrated two storey rear extension is acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule'.

- 8.4 The proposed rear extension at the ground floor protrudes from the west elevation of the dwelling by 6.3 metres in depth and a metre in depth at the east elevation of the dwelling. The first floor also extends 3.3 metres in depth from the west elevation and creates a balcony to the top of the ground floor extension. These integrates well at the rear of the dwelling and not viewable from the street.
- 8.5 The front extension squares up the existing bay window and slightly extends forward the existing building line on the street. A bay window remains a predominant feature on the street scene, while other properties including 161, 173 Coventry Road and others have no bay windows.
- 8.6 The proposed front design including windows replacement, roof light and the use of render to the front elevation extension does not significantly harm the character of the area. The street scene has a mixed of render and brick work, detached, bungalow and semi-detached dwellings along the street.
- 8.7 The proposed loft space raises the height of the extension from 7.3 metres to 8.3 metres to create a flat roof dormer to the rear of the dwelling. The increased in roof height does not harm the character of the area. The bungalow to the east of the site has a deep and high roof height, likewise 165 Coventry Road. Property 161 Coventry Road, which is a bungalow, has deep pitched roof but slightly lower than 163 Coventry Road. 163 Coventry Road is also slightly lower than 165 Coventry Road and other properties to the west of the site. The increase in height of the 163 Coventry Road from 7.3 metres to 8.3 metres is does not adversely impact on the street scene.
- 8.8 The flat roof dormer to the rear is not visible from the street scene and is acceptable in this instance. The gable end pitched roof design is a character of the area and the proposed roof design is acceptable. The roof tiles for the extension are similar to the existing and other dwellings along the street. The EPDM rubber flat roof to the rear is not viewable from the street scene. Grey uPVC windows and door are not a common feature on the street. The predominant colour of windows and doors along the street is white however the street does not have uniform character as the new dwellings at Mason Court has brown and grey window frame and therefore grey windows and door enhance the character of the area.
- 8.9 By virtue of the above, the proposed extension and alterations are subordinate in scale and design. It has appropriate width, depth, height and materials that do not detract from the character of the area and in compliance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 The Council's adopted Good Design Guide states:
'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'
- 8.12 The application proposes a front extension which moves slightly beyond the building line. The front extension does not significantly impact neighbouring

amenities in terms of overlooking, loss of light, parking area and overbearing. The increase in roof height does not cause any dominating effect on the adjoining dwellings as a result of the detached nature of the host dwelling and the separation distance of approximately 1.3 metres to the boundary of 161 Coventry Road (east) and 2.1 metres to the west boundary (165 Coventry Road). No significant impact from overlooking or loss of privacy as a result of the dormer window, rooflight and balcony to the rear.

- 8.13 The property has a fairly long rear amenity space, and the rear extension fully integrates to the rear of the dwelling. The depth of the ground floor rear extension is considered to be quite deep but due to its single storey scale, it does not harm any neighbouring property. It follows the rear building line of 165 Coventry Road. The single storey extension to the rear of 165 Coventry Road (kitchen) has a side window, rear window and a window to the first floor rear elevation. A 45 degree line taken from the rear window on the ground floor of 165 Coventry Road is not crossed by the extension. A 45 degree line drawn from the rear window at the first floor of 165 Coventry hit the edge of the extension however does not have any significant impact as a result of it being overbearing and there is no significant loss of light as a result of the separation distance.
- 8.14 The first floor extension is set in from the rear elevation having appropriate depth and width. It follows the building line of 161 Coventry Road. The rear elevation of 161 Coventry Road has no window. The side elevation has a bathroom window. Bathroom is not considered as a habitable room. There is no significant impact in terms of overbearing effect or loss of light on 161 Coventry Road. There is a considerable distance of more than a metre from the extension to the side boundary. The boundary fence separates the gardens of the host dwelling from the adjoining neighbours. There are no side facing windows to the extension.
- 8.15 By virtue of the siting, scale, design, separation distances, and garden proportion, it is considered that the proposed extension and alteration do not result in any significant or unacceptable adverse overbearing or overshadowing impacts in planning terms or loss of privacy to the occupiers of any neighbouring properties and therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.16 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.17 The Leicestershire Highways Design Guide requires 3 off street parking space to be provided for dwellings of 4 or more bedrooms, a minimum parking size of 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.
- 8.18 The proposed development creates a 6-bedroom dwelling. The front space of the dwelling has approximately 61 square metres. The site has the capacity to accommodate 3 off-street cars to the front driveway. It is on a B classified road with double yellow lines and traffic light on the street. The site is within an urban settlement in Hinckley with a number bus stations on the street. Therefore, the proposals have a neutral impact on parking provision within the site.
- 8.19 The proposal is therefore considered to be acceptable in terms of Policy DM18 of the adopted SADMP and LHDG.

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 relates to an extension and alteration to an existing dwelling located within the urban settlement boundary of Hinckley 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 the siting, scale, design, separating distance and subject to the proposed use of matching corresponding and complementary external materials within the street scene to ensure a satisfactory and unified appearance, it is considered that the proposal respect and complement the scale, character and appearance of the existing dwelling and wider street scene. The proposal does not result in any significant or unacceptable adverse impacts upon the privacy or residential amenity of any neighbouring properties and retains adequate private rear amenity space and satisfactory off-street parking provision. 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: Proposed Site and floor Plan (Drawing No. M2202_PL_DRG_0002 Rev 2), Existing and Proposed Floor Plans and Elevations (Drawing No. M2202_PL_DRG_0001 Rev 2) received by the local planning authority on 29.06.2023.

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).

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials and details on the approved plans and elevation.

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.