

Delegated Report

Planning Ref: 23/00472/HOU

Applicant: Mr and Mrs Pratt

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 81A Desford Road Newbold Verdon Leicestershire

Proposal: Single storey front extension, two storey rear extension and new roof extension with dormer windows

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 part two storey part single storey rear extension, single storey front extension including an open porch canopy roof and new main roof extension with loft conversion and dormer windows to a dwelling, 81A Desford Road, Newbold Verdon.
- 2.2. The proposed rear extension would have a depth of 6 metres from the existing rear elevation and extend across its full 9.2 metres width, 4.2 metres at two storey height and the remaining 5 metres at single storey height. The two storey section would have a dual pitched roof with eaves height of 5.2 metres and ridge height of 6.8 metres forming a subordinate rear gable with full height glazing to both floors and the gable infill and with a recessed balcony at first floor. The single storey section would have a part lean-to/part flat roof form with an eaves height of 2.3 metres and maximum height of 3.5 metres and with full height glazing and two roof lights within the flat roof.
- 2.3. The proposed single storey front extension would project 2.2 metres from the existing front elevation and to a width of 3.9 metres to infill a front corner of the dwelling. It would have a lean-to roof form to the same 2.3 metres eaves height and 3.5 metres maximum height of the existing lean-to roof across the remainder of the front elevation. An open canopy porch dual pitched roof of the same height and supported by timber posts would extend a further 0.8 metres forward.
- 2.4. The main roof of the dwelling is to be removed and rebuilt with a half-hipped roof form with an eaves height of 5.1 metres and ridge height of 8.9 metres, two dual pitched gable fronted dormer windows within the front roof elevation and one in the rear roof elevation.
- 2.5. The proposed external materials include the use of cream render to all external walls, dark grey plain concrete roof tiles and white UPVC windows/doors.
- 2.6. An amended block plan and floor plan has been submitted to demonstrate the relationship of the proposed rear extension to the neighbouring dwellings more accurately. Re-consultation on the amended plans has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon in a ribbon development of residential properties on the south side of Desford Road to the east of the village. It occupies a substantial plot with open fields to the rear. It is a two storey detached house with shallow pitched gable sided main roof form and plain fronted design other than a single storey lean-to section

across part of the front elevation covering the front part of an integral garage and central porch. It is constructed of plain red facing bricks, grey flat concrete roof tiles and white uPVC windows. In addition to the integral garage, there is hard standing for at least three more cars within the 11 metres deep and 10 metres wide block paved site frontage. The dwelling occupies a substantial plot with open fields to the rear and opposite to the front.

- 3.2. The surrounding area either side is characterised by detached dwellings of varying scale set within substantial elongated plots and with individual design, styling and appearance, mostly traditional but some having been remodelled with more contemporary styling.

4. Relevant planning history

12/00721/COU

- Change of use of agricultural land to residential curtilage
- Permitted
- 19.10.2012

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 Newbold Verdon 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) (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 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.3 The NPPF states that planning policy and decisions should ensure that developments will add to the overall quality of the area, be visually attractive as a result of good architecture, be sympathetic to local character including the surrounding built environment) whilst not preventing or discouraging appropriate innovation or change.
- 8.4 The proposed rear extension would have a depth of 6 metres from the existing rear elevation and extend across its full 9.2 metres width therefore resulting in a substantial increase in the footprint of the existing dwelling at both ground and first floor. Notwithstanding this, the proposal would not be inappropriate in scale for the size of the plot and the extension would be to the rear and well screened from both sides by the neighbouring two storey dwellings (which have also been extended) and therefore the rear extension would have no significant visual impact on the street scene. In addition, by virtue of the clearly subordinate 4.2 metres width of the two storey section and clearly subordinate dual pitched roof with matching main roof eaves height of 5.1 metres and ridge height of 6.8 metres, the proposal would nevertheless appear as a subordinate addition along with the 5 metres wide single storey 3.5 metres high lean-to/flat roof section next to it.
- 8.5 The proposed single storey front extension would project only 2.2 metres from the existing front elevation with a width of 3.9 metres to infill a front corner of the dwelling. It would have the same depth and lean-to roof form to the same 2.3 metres eaves height and 3.5 metres maximum height of the existing lean-to roof across the remainder of the front elevation and would therefore be well integrated with the existing dwelling. The existing integral garage door would be replaced by two well-proportioned windows providing symmetry. An open canopy porch with dual pitched roof of the same height and supported by timber posts would extend only a further 0.8 metres forward and provide an appropriate focal entrance point to the front elevation.
- 8.6 The proposals include the replacement of the existing shallow pitched 7.1 metres high roof with a steeper pitched and half-hipped roof form with the same 5.1 metres eaves height as existing but with a narrow flat roof section at the top to a height of 8.9 metres. This is to enable the provision of additional living accommodation within the extended roof space served by three new appropriately proportioned dual pitched roof dormer windows, two to the front and one to the rear roof elevation. The proposed increase in the overall height of the roof by a modest 1.8 metres would not result in the dwelling appearing significantly out of scale with neighbouring dwellings within the surrounding area, particularly as the two to the immediate west already have a higher roof than the existing dwelling and there are other substantially extended dwellings within the ribbon development within which the dwelling is located. Similarly, dormer windows are not an uncharacteristic feature on the front elevations of dwellings within the area with dual pitched, flat and cat slide roof forms evident on front dormers.
- 8.7 Altogether the proposals represent a re-modelling of the existing plain fronted shallow pitched roof dwelling. The proposed front elevation would have good symmetry and appropriately proportioned sash style windows and dormers. The

proposed rear elevation would have a more contemporary design and style with full height glazing to both floors and the gable infill along with a recessed balcony at first floor. It is proposed that all external walls are finished in Silicon Thin-Coat cream render along with new dark grey plain concrete roof tiles and white uPVC windows throughout to ensure a contemporary and uniform appearance.

- 8.8 By virtue of the roof extension and new half-hipped roof form together with the substantial rear extension and proposed use of alternative external materials, the proposals would clearly alter the plain character and form of the existing dwelling and increase its overall size and mass. Notwithstanding this, it is considered that the proposals would not result in a dwelling that would be out of character with the wide variety of dwellings in the vicinity or be of a scale that would be inappropriate for the size of the plot or compared to neighbouring dwellings, many of which have been extended to varying degrees, some substantially.
- 8.9 By virtue of the site context, scale, contemporary unified design and the proposed use of appropriate external materials that reflect and complement the contemporary design, it is considered that the proposed remodelling and extensions and alterations would enhance the character and appearance of the existing plain fronted dwelling and would not result in any significant adverse visual impacts on the character or appearance of the already varied surrounding area. The scheme is therefore considered to be acceptable in terms of its scale, design and appearance and in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and design guidance within the NPPF.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 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 neighbouring dwelling to the west is a detached two storey house set off the side boundary by 3 metres and has been extended at two storey level to the rear. The quarter point of the nearest habitable room windows in the rear elevation is set in by a further 1.6 metres from the rear side elevation. The application dwelling has a similar rear building line as No. 81 and therefore the proposed two storey rear extension with a depth of 6 metres would extend beyond the 45 degree line from the quarter point by approximately 1.4 metres contrary to the adopted design guidance. Notwithstanding this, the proposal would be offset from the rear elevation windows by 4 metres, adjacent to a hard-surfaced area used for parking and no objections have been received from the neighbouring occupiers despite the re-consultation on the amended block plan showing the additional relative depth of the extension. As a result, it is considered that the proposal would not have such a significant adverse overbearing/overshadowing impact on the amenities of the neighbouring occupiers that would warrant refusal of the application on such grounds and that therefore the proposal would not be unacceptable in this particular case. The only window proposed in the west side elevation facing No. 81 would

serve a first floor en-suite and would face towards the obscurely glazed non-habitable room windows (bathroom/staircase) in its side elevation rather than to any sensitive amenity areas and therefore would not result in any significant loss of privacy to the neighbouring occupiers. By virtue of its single storey scale, 2.2 metres forward projection and 3 metres separation from No. 81 the proposed single storey front corner infill extension would not result in any adverse impacts on the neighbouring occupiers.

- 8.13 The neighbouring dwelling to the east (No. 83) is a detached two storey house and has been extended at both two storey (rear far side) and single storey scale (side and rear) up to the rear side boundary. The single storey flat roof rear/side extensions of No. 83 project approximately 6 metres beyond the existing rear elevation of the application dwelling. The proposed rear extension would have a depth of 4 metres from the rear elevation of the application dwelling at two storey height and a further 2 metres at single storey height and would therefore be constructed adjacent to, rather than beyond, the ground floor rear elevation of No. 83 and therefore would have no adverse overbearing or overshadowing impact on any ground floor windows. The application dwelling has a similar rear building line as the nearest two storey section of No. 83. Notwithstanding the proposed 4 metres depth at two storey height, the proposal would be off set from the centre point of the nearest first floor habitable room window in the rear elevation of No. 83 by approximately 4.5 metres and therefore would not extend beyond a 45 degree line drawn from that window and would be constructed adjacent to the flat roof of the side/rear extension. Therefore, the proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 83. There is a first floor habitable room window that would face the blank side elevation of the proposal but this is a secondary window to the room and with a separation of approximately 7 metres. The only window proposed in the east side elevation facing No. 83 would serve a first floor bathroom and would face directly towards the blank side gable of No. 83 rather than to any sensitive amenity areas and therefore would not result in any significant loss of privacy to the neighbouring occupiers.
- 8.14 By virtue of the similar building lines of the application dwelling and both neighbouring properties together with separation distances, the proposed modest 1.8 metres increase in roof height would not result in any significant adverse overbearing or overshadowing impacts on either neighbouring dwelling.
- 8.15 Notwithstanding the minor conflict identified with the adopted Good Design Guide, for the reasons given above and by virtue of the siting, scale, design and relationship to both neighbouring properties, it is considered that the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and that 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

- 8.16 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.17 The existing four bedroomed dwelling is currently served by an integral garage and at least three additional parking spaces on the 11 metres deep and 10 metres wide block paved site frontage.
- 8.18 The proposal would result in an increase in the size of the dwelling to a 5 bedroomed house and the loss of the integral garage. Notwithstanding this, at least three off-street parking spaces would be retained on the block paved site frontage and this provision would be adequate to serve the resulting dwelling and in

accordance with Policy DM18 of the adopted SADMP and the requirements of the local highway authority 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.

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 extensions and alterations to an existing dwelling within the settlement boundary of Newbold Verdon 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 site context, scale, design and the proposed use of appropriate external materials to ensure a unified appearance it is considered that the proposed remodelling and extensions and alterations would enhance the character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the character or appearance of the already varied surrounding area. Notwithstanding the minor conflict with the adopted Good Design Guide, for the reasons given within the report it is considered that the proposals would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate private amenity space of over 430 square metres and adequate off-street parking for a minimum of three vehicles would be retained within the site to serve the resulting five bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the intentions 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 and Proposed Block Plan Drawing No. 23-25.1 Rev F, Proposed Floor Plans Drawing No. 23-25.2 Rev F received by the local planning authority on 26 June 2023 and Proposed Elevations and Roof Plan Drawing No. 23-25.3 Rev E received by the local planning authority on 16 May 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 existing dwelling and proposed extensions and alterations hereby permitted shall be Silicon Thin-Coat cream render to walls, dark grey plain concrete roof tiles and white UPVC windows and doors.

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.