

Delegated Report

Planning Ref: 23/01075/HOU

Applicant: Mr Sanderson

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 35 Main Street Peckleton Leicestershire

Proposal: Two storey rear extension, single storey side extension, front and rear canopy, solar panels 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 with external balcony canopy, a single storey side extension, open front canopy porch, solar panels and other alterations to a dwelling, 35 Main Street, Peckleton.

2.2. The proposals would result in a contemporary remodelling of the existing bungalow. The proposed two storey rear extension would be constructed on a lower ground level to the existing bungalow. It would extend across the full 8.6 metres width of the original bungalow and extend to a depth of 5.75 metres with a dual pitched roof forming a rear gable with matching eaves and ridge heights as the existing main roof. A central rear balcony would extend for a further 2 metres and for a width of 3.6 metres supported by four posts and enclosed by 1 metre high glazed panels. The proposed single storey side extension would replace an existing lean-to sunroom. It would extend 2.1 metres from the side elevation with a depth of 4.2 metres and have a similar dual pitched gable sided roof form with matching 2.4 metres eaves height as the main roof and subordinate 4.2 metres ridge height. An open timber framed canopy roof porch is proposed to the front elevation which would extend 0.8 metres forward with a width of 2.3 metres and a dual pitched gable fronted tiled roof with an eaves height of 2 metres and ridge height of 3.35 metres. Two arrays of solar panels are proposed, one to the south facing front elevation roof slope and one to the east facing side elevation roof slope of the proposed rear extension. Other alterations include the provision of replacement contemporary style windows and doors and the provision of a flue to serve a log burner. External materials proposed include smooth render to the walls of the existing bungalow (either white or grey), timber cladding to the walls of the proposed extensions, mock slate roof tiles and grey uPVC windows and doors.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Peckleton on an extensive plot. It is a 20th century detached bungalow with gable sided main roof form and glazed conservatory additions to either side, one with a multi-faceted roof form, the other with a lean-to roof form. It has a flat roofed square bay window and floating bay window to the front elevation. It is constructed with red/brown facing bricks, brown plain concrete roof tiles and light brown uPVC windows. It has a detached garage with dual pitched roof and gable fronted roof form set back to the side and rear. There are additional off-street parking spaces on hard-standing to the side. The bungalow occupies an elevated position in relation to Main Street to the south but is set well back from the highway behind a large lawn and the site

frontage is enclosed by a 2 metres high hedgerow. The rear garden is enclosed by a variety of types and heights of fencing and 2 metres high hedgerow planting. Ground levels fall generally from east to west. The rear garden also falls to the north.

- 3.2. The application bungalow lies within a row of individually designed and styled dwellings of varying scale and appearance. The detached bungalow to the east (No. 37) has recently been substantially extended to the rear and remodelled in a contemporary style. To the west there is a detached dormer bungalow with white rendered walls of more traditional appearance.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. One response has been received as a result of public consultation objecting to the proposal on the grounds that the windows and balcony would be intrusive and provide direct views into rear bedroom and landing windows.

6. Consultation

- 6.1. No response has been received from Kirkby Mallory, Peckleton and Stapleton 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 DM2: Delivering Renewable Energy and Low Carbon 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.3 In respect of rear extensions, 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 are no public views into a site, a fully integrated two storey extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.'
- 8.4 The proposals seek to modernise the overall appearance of the dwelling with a contemporary design approach rather than match the existing dwelling. By virtue of its full 8.6 metres width and 5.75 metres depth the proposed rear extension would almost double the footprint of the existing bungalow and substantially increase the internal floor space available, including introducing roof space accommodation. However, it is considered that the existing bungalow is very modest in scale compared to the extensive plot that it occupies and the proposed extensions would not overdevelop the plot. Notwithstanding the two storey scale and fully integrated design of the proposed rear extension, by virtue of its construction on a lower ground level entirely to the rear of the existing bungalow and the dual pitched roof forming a rear gable with matching eaves and ridge heights as the existing main roof, the proposal would not overwhelm the existing bungalow or be overly prominent or have any significant adverse visual impacts on the surrounding area. The proposed external balcony with supporting posts and glazed balustrade would extend for an additional 2 metres but would be set well in from both side elevations and therefore would not have any visual impact in the street scene. It is therefore considered that the proposed two storey rear extension would have an appropriate height, width, depth and design in this case and be compatible with the scale of neighbouring dwellings. It is noted that the detached bungalow to the east (No. 37) has also been substantially extended to the rear and remodelled in a contemporary style.
- 8.5 The proposed single storey side extension would replace an existing glazed lean-to sunroom. It would extend a modest 2.1 metres in width from the side elevation with a depth of 4.2 metres and have a similar dual pitched gable sided roof form with matching 2.4 metres eaves height as the main roof and a clearly subordinate 4.2 metres ridge height. The proposal would therefore be of an appropriate width, depth and height. Both the proposed rear and side extensions would be constructed with timber cladding to all external walls which would complement the overall contemporary restyling of the bungalow.
- 8.6 The proposed open timber framed canopy roof porch would extend only 0.8 metres forward of the front elevation (replacing a square bay window) with a width of only 2.3 metres and a dual pitched gable fronted roof with an eaves height of 2 metres and clearly subordinate ridge height of 3.35 metres. It would therefore be of an appropriate proportion and would not dominate the front elevation. Other alterations to the front elevation include the provision of replacement grey uPVC contemporary style windows and doors and the smooth rendering of the external walls. New grey mock slate roof tiles would also complement the contemporary restyling of the bungalow. The proposed flue to serve the log burner would have only a narrow

diameter and would be discreetly located to the side of the main dwelling and to the rear of the retained conservatory and therefore it would not be visually prominent.

- 8.7 The proposed scheme includes the installation of two separate arrays of solar panels, one to the south facing front elevation roof slope and one to the east facing side elevation roof slope of the proposed rear extension. Policy DM2 of the adopted SADMP states that the Borough Council is committed to reducing its environmental impact through carbon reduction measures and through the support of appropriately designed and sited renewable energy and low carbon developments including at the domestic scale and where all reasonable steps have been taken to avoid or mitigate any adverse impacts. The NPPF in paragraphs 163 and 164 also provides strong support for such development at the domestic scale.
- 8.8 One of the arrays would be installed on the front elevation roof slope to maximise capture and would be clearly visible from Main Street. Notwithstanding this, it is considered that by virtue of the bungalow being set well back from the public highway behind a 2 metres high boundary hedgerow, that the array would not be visually overly prominent within the street scene and that any limited adverse visual impacts would be offset by the contribution that the arrays would make towards environmental benefits and limiting climate change in accordance with Policy DM2 of the adopted SADMP.
- 8.9 Notwithstanding that the proposals represent a substantial extension to the existing modest bungalow, the resulting dwelling would remain compatible with the size of the plot and the scale of neighbouring dwellings. By virtue of the siting of the main extension entirely to the rear, the scale and contemporary design of the various extensions and the proposed use of appropriate external materials throughout to reflect and complement the contemporary restyling of the dwelling and ensure a unified appearance, it is considered that the proposed extensions and alterations would enhance the character and appearance of the existing bungalow and would respect and complement the varied character and appearance of the street scene and the surrounding area. The proposals would also contribute to the provision of renewable energy to serve the dwelling. The proposals are therefore considered to be in accordance with Policies DM2 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

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 One response has been received as a result of public consultation objecting to the proposal on the grounds that the windows and balcony would be intrusive and provide direct views into rear bedrooms and landing windows. However, this would be over a separation distance of approximately 60 metres to the west across a number of intervening gardens. As a result, it is considered that the proposal would not result in any significant adverse impacts on the privacy or amenity of the objector in this case.
- 8.12 The proposed rear extension would be set in from the side boundaries with the neighbouring dwellings to the east by 10 metres and to the west by 22 metres. It is therefore considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on either neighbouring dwelling. Whilst the proposed rear balcony would offer sideways views towards both dwellings, these would be at a separation distance of 12.5 metres to the eastern boundary and 24.5 metres to the western boundary and therefore it is considered that the proposal would not result in any significant adverse impacts on the privacy or amenity of

either neighbouring occupiers. No objection to the proposals has been received from either of the neighbouring occupiers.

- 8.13 Notwithstanding the objection received, by virtue of the siting, layout, scale, design and separation distances, 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 they are therefore in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 The site currently provides a minimum of four off-street parking spaces within the garage and on the hardstanding to the side and on the driveway. The proposals would not increase the number of bedrooms but would provide larger rooms with additional ensuite etc. facilities. The existing and proposed off-street parking provision would therefore remain more than adequate to serve the existing/resulting two bedroomed dwelling and be in accordance with Policy DM18 of the adopted SADMP and 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 proposals relate to extensions and alterations to an existing dwelling within the settlement boundary of Peckleton 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. The resulting dwelling would remain compatible with the size of the plot and the scale of neighbouring dwellings. By virtue of the siting, layout, scale and design and the proposed use of appropriate external materials throughout to reflect and

complement the contemporary restyling of the dwelling and ensure a unified appearance, it is considered that the proposed extensions and alterations would enhance the character and appearance of the existing bungalow and would respect and complement the varied character and appearance of the surrounding area. The proposals would also contribute to the provision of renewable energy to serve the dwelling. Notwithstanding the objection received, by virtue of the siting, layout, scale, design and separation distances, 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. More than adequate off-street parking and private amenity space would be retained within the site to serve the existing/resulting two bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM2, DM10 and DM18 of the adopted SADMP and the general principles 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: Location Plan on Drawing No. AVD-762-MSP-PL01 and Proposed Block Plan, Proposed Floor Plans and Proposed Elevations Drawing No. AVD-762-MSP-PL02 received by the local planning authority on 13 November 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 extensions and alterations shall be in accordance with the external materials details provided within the submitted Planning Application form and detailed on the approved Proposed Elevations Drawing No. AVD-762-MSP-PL02 received by the local planning authority on 13 November 2023.

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.