

Delegated Report

Planning Ref: 23/00452/HOU
Applicant: Mr Daniel Haydon
Ward: Twycross Sheepy & Witherley

Site: 20 Old Forge Road Fenny Drayton Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single storey front garage 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. This householder application seeks planning permission for a garage extension to the front elevation of a dwelling, 20 Old Forge Road, Fenny Drayton.
- 2.2. The proposed front extension would extend 5.5 metres in depth from the lower floor front elevation with a width of 5.2 metres and with a flat roof design to a height of 2.7 metres to match that of the existing flat roof/front balcony height. The proposal would be constructed with matching horizontal timber cedar cladding, dark grey bargeboard and either a dark grey EDPM surfaced flat roof or an artificial grass surfaced flat roof. It would cover two of the existing parking spaces within the site frontage.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Fenny Drayton and to the northwest side of Old Forge Road. It is a part two storey part single storey detached house with 'L' shaped footprint and hipped roof form. The lower floor comprises a garage under the front section of the dwelling, the upper floor provides all the living accommodation. There is a wide concrete staircase at the front leading to the front door and front balcony area. The lower floor is constructed with horizontal timber cedar cladding and dark grey garage door and bargeboard to the flat roof/front balcony area above. The upper floor is constructed with smooth white rendered walls, grey flat concrete roof tiles and dark grey and silver aluminium windows and door. In addition to the existing double garage there are up to five further off-street parking spaces on the tarmac surfaced hardstanding within the site frontage.
- 3.2. There are individually designed dwellings with a variety of scales, designs, styling and appearance within the surrounding area.

4. Relevant planning history

90/00469/4

- Extension to dwelling pitched roof
- Permitted
- 15.05.1990

78/01437/4M

- Extension to dwelling
- Permitted
- 26.09.1978

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 objection has been received from Witherley 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 proposed front extension would extend 5.5 metres in depth with a width of 5.2 metres. By virtue of its subordinate footprint, matching flat roof design and 2.7 metres height that would extend the existing flat roof at the front of the dwelling together with the proposed use of matching external horizontal timber cedar cladding materials in its construction and appropriate roof covering, the proposal would respect the scale, contemporary design, style and appearance of the existing dwelling. The proposal would extend 5.5 metres forward of the lower floor front elevation but by virtue of its 6 metres set back from the highway boundary and partial screening by the existing raised front garden area and hedgerows along

each side boundary, the proposal would not be overly prominent within, or result in any significant adverse visual impacts on, the wider street scene. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.4 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.
- 8.5 By virtue of its siting, single storey scale, flat roof design, offset and separation distance of 7 metres to the nearest neighbouring dwelling (No. 22) and existing screening by landscaping, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of No. 22 or any other neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.6 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.7 In addition to the existing double garage there are currently up to five further off-street parking spaces on the tarmacadam surfaced hardstanding within the site frontage. Notwithstanding that the proposed garage extension would have substandard internal dimensions to be counted as viable parking spaces to meet the local highway authority design guide standard, the existing double garage is proposed to be retained along with three further off-street parking spaces of standard dimensions on the front driveway. Whilst the proposal has the potential to reduce turning/manoeuvring space within the site frontage, the dwelling lies on a village road with relatively low levels of through traffic and therefore this would not be critical in this case or be a viable reason to refuse the application. This level of provision would significantly exceed the off-street parking standard of two spaces required for a three bedroomed dwelling and would therefore be in accordance with Policy DM18 of the adopted SADMP and the current local highway 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 the extension and alteration of an existing dwelling located within the settlement boundary of Fenny Drayton 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 its siting, scale, flat roof design and subject to the proposed use of matching external materials in its construction, the proposal would respect and complement the scale, contemporary design, style and appearance of the existing dwelling and would have no significant adverse visual impacts on, the wider street scene. By virtue of its siting, single storey scale, flat roof design, separation distances and existing screening by landscaping, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off-street parking and private amenity space to serve the existing/resulting three bedroomed dwelling would be retained within the site. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the 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 Block Plan Drawing No. 20OLDF-PS23-11, Proposed Lower Floor Plan and Site Location Plan Drawing No. 20OLDF-PS23-03, Proposed Upper Floor Plan and Site Location Plan Drawing No. 20OLDF-PS23-04, Proposed Front and Rear Elevations Drawing No. 20OLDF-PS23-07 and Proposed Side Elevations Drawing No. 20OLDF-PS23-08 received by the local planning authority on 22 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 proposed extension and alteration hereby permitted shall match the corresponding timber cladding materials of the existing dwelling and with either an artificial grass or dark grey/black EDPM flat roof covering as detailed on the approved Proposed Front and Rear Elevations Drawing No. 20OLDF-PS23-07 and Proposed Side Elevations Drawing No. 20OLDF-PS23-08 received by the local planning authority on 22 May 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.