

Delegated Report

Planning Ref: 24/00740/HOU

Applicant: Mr Marc Hamill

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 235 Markfield Road Groby Leicester

Proposal: Conversion of garage to annexe and extension to game room

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 application proposes an extension to the existing main dwelling and the existing detached garage unit associated with the main house.
- 2.2. The application consists of a single storey extension to the rear of the existing detached garage unit which will also adjoin the side (west) elevation of the host dwelling. The extension will infill and existing space formed between the side of the host dwelling, the rear of garage unit and the proposal sites western boundary treatment. The majority of the extension (and existing garage unit to be converted) will be under a dual-pitch roof, whilst the proposed games room (at the rear of the proposal) will be under a flat roof with a roof light inserted.
- 2.3. The proposal will provide a living space within the space currently occupied by the existing garage unit (to be partially retained). The proposed side extension/extension to the garage unit will provide a new bedroom space, shower room/wc and games room. A new window opening and external doorway is proposed to be inserted within the existing garage's front elevation; furthermore the garage's east side elevation is proposed to be reconstructed and will adjoin (perpendicular) the host dwelling front elevation (where a gap between the two building currently exists).
- 2.4. The proposal contains habitable rooms and facilities could be used for a single occupant notwithstanding proposed provision of a kitchen space. However, due to the proposed association with the host dwelling i.e. siting, parking and amenity space, and moreover the extension will link with the main dwelling via an internal door, it is submitted as a householder application and so cannot be utilised as a self-contained dwelling without a further full application.

3. Description of the site and surrounding area

- 3.1. 235 is a relatively large (having been extended over time) bungalow type dwelling under a tiled pitch roof. The property is of modern design and is rendered in a cream external wall finish
- 3.2. The house is located within the settlement boundary of the SADMP identified Rural Hamlet of Bradgate Hill, which forms the wider built-up area of Groby. The property sits within a relatively large residential plot and is located at the end of a linear row of similar properties. A dual carriageway (A50) is sited to the front (north-east) and a similar linear row of dwellings is located beyond this highway.

- 3.3. A private track is located immediately to the north east of the proposal sites side boundary. This track serves Home Farm and its associated land. Otherwise open countryside including the track and farm) surrounds the proposal site to the south and east.

4. Relevant planning history

77/01445/4M

- ERECTION OF DOUBLE GARAGE STORE W C AND UTILITY ROOM
- PER
- 22.11.1977

77/00104/4M

- EXTENSIONS AND ALTERATIONS TO BUNGALOW
- PER
- 23.03.1977

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. No comments have been received

6. Consultation

- 6.1. Groby Parish Council
- 6.2. No objection to proposal. Comment received 21.08.2024

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.3. 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
- Impact upon highway safety
- Drainage

Design and impact upon the character of the area

- 8.2 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3 With the exception of new a window and door to be inserted within the front elevation of the garage unit (to be converted to living space), the proposed rear/side extension will not be able to be viewed from the nearby highway and therefore will not introduce any harmful features within the surrounding streetscene. Moreover, the proposed extension will be able to be glimpsed in views from the private track and land surrounding the site to the east. However, the site benefits from established trees and shrubs that provide screening to views into the site and of the proposed extension.
- 8.4 Overall, it is considered that the proposed extension will sit comfortably within its plot. Moreover, the proposal will be sympathetic to the design and scale of the host dwelling, neighbouring dwellings and furthermore will not introduce a harmful feature within the surrounding streetscene. Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.6 The proposed extension will be sited upon the eastern elevation of a dwelling that is the last property at the end of a linear residential row and therefore its proposed elevations will not face or be sited in close proximity to neighbouring dwellings. Therefore, given its siting, height and scale the proposed extension to the host dwelling will not otherwise introduce any overbearing or overshadowing features to the living space windows and rear amenity space belonging to neighbouring dwellings. Furthermore, the proposed fenestration within the extension will not introduce any overlooking of neighbouring property's living space windows and the rear amenity space areas most enjoyed by their occupants.
- 8.7 Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendation's made in the Good Design Guide SPD.

Impact upon highway safety

- 8.8 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.

- 8.9 An extra bedroom space is proposed within the extension, however the development will not result in the loss of existing off-street parking provision. Therefore, the proposal will not impact current on-street parking provision, furthermore, the safety of the users of the adjoining highway will not be compromised. Therefore the application complies with Policy DM18 of the SADMP.

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 proposal is located within the Rural Hamlet settlement boundary of Bradgate Hill and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. The application is in keeping with the existing dwelling and would not have an adverse visual impact on the area. It complies with Policy DM10 of the SADMP and advice within the Good Design SPD. There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policy DM10 and DM18 of the SADMP and in this regard the proposed development can be supported.

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:

Drg No. ND/24/145/02 Site Location Plan, Proposed Elevations, Floor Plans, Parking Plan and Parking Plan received by the Local Planning Authority 31st July 2024.

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 accord with the approved Drg No. ND/24/145/02 and the external wall finish (cream render) stated within the application form submitted.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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.

2. Old outbuildings and barns are a common roosting site for barn owls and bats. Both of these species are protected by the Wildlife and Countryside Act 1981 under which any deliberate action resulting in the disturbance or destruction of their place of shelter is illegal. If any of these species are found in the building you shall contact Natural England immediately: Telephone 01476 584800.