

Delegated Report

Planning Ref: 24/00907/HHGDO

Applicant: Mrs Kelly Bailey

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 68 Northfield Road Hinckley Leicestershire

Proposal: Single storey rear extension measuring 4.40m in depth, 3.05m in height to the ridge and 3.05m to the eaves.

1. Recommendations

- 1.1. This is an application for prior notification under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.

2. Planning application description

- 2.1. This is a larger home extension notification applying for the erection of single storey rear extension measuring 4.4 metres in depth from the original wall and 5.85 metres in width (spanning the rear elevation of the original building); 3.2 metres in height to top of proposed flat roof; and 3.05 metres to top of proposed eaves line and 2.65 metres to the bottom eaves line.
- 2.2. The proposal will contain a window opening and door (French type) within the proposed rear elevation.
- 2.3. The proposed external elevations are proposed to be rendered to match the partial render of the host dwelling

3. Description of the site and surrounding area

- 3.1. 68 Northfield Rd Hinckley is a brick built (partially rendered on upper floor and under tiled hipped roof roof) two storey semi-detached dwelling house. The property is a modern (post war-Mid 20C) building and is surrounded by similar dwellings in terms of scale, age and character. The proposal sites rear amenity space is bounded by a 2 metre height boundary treatment (close boarded fence)

4. Relevant planning history

78/01419/4

- CONSTRUCTION OF VEHICULAR ACCESS
- PER
- 05.09.1978

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments received

6. Consultation

6.1. None

7. Policy

7.1. Condition A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A. National Planning Policies and Guidance.

8. Appraisal

8.1. The main consideration in respect to this notification is whether any neighbouring properties have objected and if such objection is received, consideration is given to whether the development will impact upon the amenity afforded to adjoining neighbour(s).

8.2. Notwithstanding the above, determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A, the following criteria are acceptable:

Development is not permitted if:-

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this Schedule.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The area of the proposed extension would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension would not exceed the height of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
The height of the eaves of the proposed extension would not exceed that of the original dwellinghouse.

The proposed eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-

- (i) Forms the principal elevation of the original dwellinghouse; or
- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse

The proposed extension would not extend beyond the principal elevation of the original dwellinghouse and does not front a highway.

f) Relates to dwellings within conservation areas so is not applicable to this application

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
 - (i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) Exceed four metres in height;

The development is not sited with article 2(3) land and would not extend beyond the rear wall by more than 6 metres, and would not exceed 4 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension would be single storey in nature.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the eaves would not exceed 3 metres in height.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
 - (i) Exceed 4 metres in height
 - (ii) Have more than one storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse

The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- k) It would consist of or include:-
 - (i) The construction or provision of a veranda, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse

The proposed extension would not include i, ii, iii or iv.

- 8.2 The single storey rear extension measures 4.4 metres in depth from the original wall; 3.05 metres in height (flat roof) ; and 2.65 metres to the bottom of the proposed eaves line and will not extend beyond existing side elevations of the host dwelling. The proposed development will not result in a site cover exceeding 50% of the total area of the curtilage (excluding the original dwelling house). These measurements fall within the parameters (criteria assed above) for larger house extensions to detached houses detailed in the TCPA 2015 Schedule 2, Part 1, Class A (amended). The proposal will be under a flat roof and the proposed rendered external elevations match the host dwelling's existing (partially) rendered external walls.

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. Recommendation

- 10.1 This application has been determined having regard to the following documents and plans submitted with the application:
- Notification of a Proposed Larger Home Extension application form
 - Site Location Plan, Proposed Ground Floor Plan (1:50 scale), Proposed Elevations (1:50), Proposed Elevations (1:100 including proposed external materials) and Proposed Roof Plan (1:100) all received by the Local Planning Authority on the 30th September 2024.

11.1 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.