

Delegated Report

Planning Ref: 24/00113/HOU

Applicant: Mr Ian Anderson

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 9 Main Street Carlton Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Two storey front and single storey rear/side extension, detached double garage and associated works

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 the construction of a two storey front and single storey rear/side extension, a detached double garage and associated works to a dwelling, 9 Main Street, Carlton.
- 2.2. The proposed two storey front extension would project forward by 1 metre and have a width of 2.7 metres. It would have a dual pitched gable fronted roof form with an eaves height of 4.6 metres and ridge height of 6 metres and full height glazing to its front elevation to form a contemporary feature entrance hall and galleried landing at first floor. To the right of this, a new dual pitched gable fronted roof with an eaves height of 5.2 metres and ridge height of 6.8 metres would be formed above two small existing first floor half dormer windows on the front elevation to reflect a similar feature on the left hand side. The proposal includes the use of contrasting off-white render to the front extension and the first floor of the front elevation but with retention of the red brick window and eaves detailing together with matching small plain roof tiles.
- 2.3. To the rear the proposal includes the conversion of the existing double garaging and storage area to additional living accommodation including alterations to the external walls to meet building regulation requirements. A single storey extension would increase the internal courtyard facing width of the garaging etc. by between 1.3 and 2.8 metres for its full 12.2 metres length. The extension would have a flat roof to a height of 2.8 metres behind a parapet roof with a height of 3.3 metres and contemporary full height glazing along its internal courtyard side elevation. It is proposed to be constructed in matching plain red facing brickwork.
- 2.4. The proposed detached double garage would be located to the side and rear of the dwelling. It would be 6.8 metres in width and 6 metres in depth with a dual pitched gable sided roof form with an eaves height of 2.6 metres and ridge height of 4.8 metres. It would have two individual up and over garage doors and red brick soldier headers and roof eaves and verge detailing to match that of the main dwelling. The proposal will require some ground excavation and lowering of the existing ground level within the site to accommodate the garage. The applicant is aware of the need to construct a suitable retaining structure where necessary.
- 2.5. The proposal includes the use of aluminium windows finished in beige grey (RAL 7006) and the intention to spray all of the existing cottage style white uPVC windows with the same colour finish to provide a unified appearance.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Carlton in a residential area. It is a detached 2½ storey house with a dual pitched gable sided main roof form. The front elevation has a subordinate gable and three half dormer windows with dual pitched gable fronted roof form and a central Georgian portico style entrance. It has red brick arched headers to windows, red brick eaves and roof verge detailing and a brick chimney. There is a single storey range with dual pitched gable ended roof form extending from part of the rear elevation providing double garaging and storage facing a wide block paved courtyard. The dwelling is constructed of plain red facing bricks, small plain roof tiles and white uPVC windows. The site frontage/driveway is surfaced in loose stone hard standing. The driveway continues to the right hand side to a wide rear courtyard surfaced in grey concrete blocks providing ample off-street parking and turning space to serve the dwelling in addition to the double garage. There is a substantial rear garden providing ample private amenity space.
- 3.2. The surrounding area comprises individual dwellings with a variety of scale, design, style and 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 supporting the scheme on the grounds of visual improvement and raising no objections but suggesting use of a neutral render colour.

6. Consultation

- 6.1. Carlton Parish Council raise no objections to the proposals but point out that the floor of the proposed garage will be more than 1 metre below the level of the adjacent ground and the garden of 11 Main Street, therefore a suitable method of construction, backfilling, and the need to prevent any subsidence of the neighbouring garden will be required.

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) (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 dwellings 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 front extensions, the Council's adopted design guide states:

'Two-storey extensions to the front of properties should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'

8.4 The proposed two storey front extension would extend forward of the front elevation by only 1 metre, have an appropriate and clearly subordinate width of 2.7 metres and a clearly subordinate dual pitched gable fronted roof form with a lower eaves height of 4.6 metres and a lower ridge height of 6 metres. The roof pitch would match that of the existing front gable. The proposal would therefore be in accordance with the adopted Good Design Guide for front extensions in these respects. The proposal would have full height aluminium framed glazing finished in beige grey to form a more contemporary feature entrance hall and galleried landing at first floor. To the right of this, a new, clearly subordinate dual pitched front gable roof with an eaves height of 5.2 metres and lower ridge height of 6.8 metres would be formed above two small existing first floor half dormer windows to reflect a similar feature with matching roof pitch on the left hand side. By virtue of their height and width the proposals would sit comfortably within the proportions of the front elevation and are therefore considered to be acceptable in design terms. As the application dwelling is set back from those either side and approximately 40 metres from the public highway, the proposals would not be overly prominent within the wider street scene. The proposals include the use of contrasting off-white render to the front extension and the existing first floor of the front elevation but with retention of the plain red brick window and eaves detailing together with matching small plain roof tiles to ensure a satisfactory and unified appearance but to reflect the more contemporary design. Whilst a consultation response suggests a preference for the use of a more neutral beige render, the off-white render proposed is considered to be acceptable and not uncharacteristic of that used on other dwellings within the village.

8.5 In respect of rear extensions, the Council's adopted 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.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

- 8.6 The proposed single storey rear/side extension would extend from part of the rear elevation and for the full 12.2 metres length of the existing internal courtyard side elevation of the dual pitched roof rear range and for a width of between 1.3 and 2.8 metres. It would have a clearly subordinate flat/parapet roof design to an overall height of 3.3 metres and contemporary full height aluminium framed glazing finished in beige grey along its internal courtyard side elevation. It is proposed to be constructed in matching plain red facing brickwork to ensure a unified appearance. Notwithstanding its contemporary flat roof design, by virtue of its siting to the rear and internal side of the rear range and single storey scale the proposal would be a clearly subordinate addition to the existing dwelling that would have no adverse visual impacts on any street scene or the surrounding area and is therefore considered to be acceptable in terms of its scale and design and in accordance with the adopted Good Design Guide for rear extensions.
- 8.7 In respect of garage extensions, the Council's adopted design guide states:
'Garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene.'
- 8.8 The proposed detached double garage would be located to the side and rear of the dwelling where it would have no prominence within any street scene in accordance with the adopted Good Design Guide. It would have an appropriate width of 6.8 metres and appropriate depth of 6 metres and have a dual pitched gable sided roof form with an eaves height of 2.6 metres and ridge height of 4.8 metres. It would be constructed with plain red facing bricks, red brick soldier headers and roof eaves and verge detailing together with small plain roof tiles to match the corresponding materials and detailing of the existing dwelling and ensure a unified appearance. The proposal will require some ground excavation and lowering by over 1 metre of the existing ground level within the site to accommodate the garage. Carlton Parish Council highlight the need for an appropriate retaining structure to be constructed to ensure the stability of the adjacent ground and neighbouring garden. The applicant is aware of this and the requirement is highlighted as a note to applicant.
- 8.9 By virtue of their siting, scale, design and the proposed use of matching corresponding and sympathetic complementary external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and varied surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the 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 By virtue of their siting in relation to neighbouring properties and separation distances the extension and alterations to the front elevation would not result in any adverse impacts on the residential amenity of , or loss of privacy to the occupiers of any neighbouring properties.

- 8.12 By virtue of its siting with a separation distance of a minimum of 8.5 metres to the east side boundary, its single storey scale and flat roof design, the proposed rear/side extension would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties. Whilst it would have full height windows in its east side elevation facing towards the rear garden of No. 11 Main Street, these would be only at ground floor height and the side garden boundary is enclosed by a solid wall with brick pillars and infill timber fencing panels to an overall height of at least 2.5 metres that protects the privacy and amenity of both the respective occupiers.
- 8.13 By virtue of its siting with a separation distance of approximately 17 metres from the rear elevation windows of 11 Main Street, its proposed overall height and scale and existing boundary treatments, the proposed detached double garage would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring property or result in any loss of privacy from overlooking to the neighbouring occupiers.
- 8.14 By virtue of their siting, scale, design, separation distances and existing screening, it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties on grounds of adverse impact on privacy or amenity.

Impact upon parking provision

- 8.15 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.16 The site currently provides ample off-street parking and turning space to serve the five bedroomed dwelling both within the loose stone hard surfaced frontage and the 12 metres squared concrete block paved rear courtyard serving the double garages.
- 8.17 The proposals would not result in the provision of any additional bedroom space but would result in the conversion of the double garages to additional living accommodation and a reduction in the width of the rear courtyard. Notwithstanding this, the proposals include a replacement double garage and the retained rear courtyard serving the garages and the unaffected hard surfaced site frontage would provide more than adequate off-street parking and turning space to serve the resulting five bedroomed dwelling. It is therefore considered that the proposals would remain in accordance with Policy DM18 of the adopted SADMP and adopted local highway authority design guidance standards.

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 Carlton 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 their siting, scale, design and the proposed use of matching corresponding and sympathetic complementary external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and varied surrounding area. By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposed extensions and alterations 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 turning space would be maintained within the site along with substantial private rear amenity space. The proposals are considered to be in accordance with Policies DM1, 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: Site Location Plan, Proposed Block Plan and Proposed Roof Plan Drawing No. 23-70.6 Rev F, Proposed Ground Floor Plan Drawing No. 23-70.3 Rev F, Proposed First Floor Plan Drawing No. 23-70.4 Rev F, Proposed House Elevations Drawing No. 23-70.5 Rev F and Proposed Detached Garage Floor Plan and Elevations Drawing No. 23-70.6 Rev F received by the local planning authority on 2 February 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 extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling together with the use of off-white render where detailed on the approved Proposed Elevations Drawing No. 23-70.5 Rev F received by the local planning authority on 2 February 2024 and aluminium framed glazing finished in beige grey (RAL 7006).

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.
2. The applicant/developer's attention is drawn to the need for a suitable fit for purpose retaining structure to be constructed adjacent to the eastern side of the proposed detached garage hereby permitted, in order to ensure the future ongoing stability of the adjacent garden as a result of the proposed lowering of the ground levels within the application site.