

Delegated Report

Planning Ref: 24/00124/HOU

Applicant: Mr Daniel Fowkes

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 85 Arnolds Crescent Newbold Verdon Leicestershire

Proposal: Single storey rear extension and partial garage conversion to create a utility 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 householder application seeks planning permission for a single storey rear extension and partial garage conversion to create a utility room with associated alterations to a dwelling, 85 Arnolds Crescent, Newbold Verdon.
- 2.2. The proposed single storey extension would extend 3.5 metres from the rear elevation flush with the main side elevation and extend for a width of 5.4 metres to adjoin the side of an existing single storey rear extension of the same depth and thereby infill the rear corner. It would have a matching lean-to roof form with matching eaves height of 2.3 metres and a maximum height of 3.5 metres and two roof lights. Matching red multi facing bricks, grey interlocking concrete roof tiles and white aluminium and uPVC windows and doors are proposed in the construction. The rear elevation would have full height bi-fold doors. It would replace an existing smaller rear extension housing a utility room.
- 2.3. The proposed partial garage conversion would create a utility room in the rearmost section of the integral garage with associated new door and windows to the side elevation at ground floor. No alterations to the front elevation are proposed with the remaining front section of the garage being retained for storage and accessed by the existing doors. An amended plan has been submitted to confirm the provision of an additional/replacement parking space within the site frontage to replace that lost as a result of the partial garage conversion. Given the nature of the amendment no additional consultations are considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon on a residential estate. It is a two storey detached house with a gable sided main roof form, single storey dual pitched roof gable fronted porch extending from the front elevation and a lean-to roof over the front of the integral garage. There are two single storey extensions with lean-to roof form extending for the rear elevation. It is constructed of red/brown multi facing bricks, grey interlocking concrete roof tiles and white uPVC windows. There are two off-street parking spaces within the integral garage and on the tarmac surfaced driveway within the site frontage. The remainder of which is landscaped and enclosed by a low level brick wall. The rear garden provides ample private amenity space and is enclosed by a mix of 2 metres high close boarded timber fencing and hedgerows.
- 3.2. The application dwelling lies within a row of detached two storey dwellings of similar scale, design, style and appearance that have been altered in various forms since

original construction. Off-street parking on hard surfaced site frontages is a characteristic of the street scene.

4. Relevant planning history

94/00187/FUL

- Extension to dwelling
- Permitted
- 29.04.1994

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 responses have been received as a result of public consultation.

6. Consultation

6.1. No objection has been received from Leicestershire County Council (Ecology).

6.2. No response has been received from Newbold Verdon 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) (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 and in respect of rear extensions 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.'

- 8.3 The proposed single storey extension would extend for an appropriate depth of 3.5 metres from the rear elevation flush with the main side elevation and extend for an appropriate width of 5.4 metres to adjoin the side of an existing single storey rear extension of the same depth and thereby infill the rear corner. It would have an appropriate and matching lean-to roof form with matching eaves height of 2.3 metres and a clearly subordinate maximum height of 3.5 metres to that of the main roof. Matching red multi facing bricks, grey interlocking concrete roof tiles and white aluminium and uPVC windows and doors are proposed in the construction to ensure a unified appearance. The rear elevation would have well-proportioned full height bi-fold doors along with two roof lights and result in an acceptable and integrated design.
- 8.4 The proposed partial garage conversion would be predominantly internal with no alterations proposed to the front elevation and only a new door and ground floor windows to the well screened side elevation where they would not be prominent in the street scene. An amended plan has been submitted with details of an additional/replacement off-street parking space to be created within the site frontage. Whilst this would result in the loss of part of a grassed area, many of the neighbouring dwellings have hard surfaced frontage parking and therefore the proposal would not be uncharacteristic of the surrounding area or unacceptable in this case.
- 8.5 By virtue of its siting, single storey scale, design and subject to the proposed use of matching corresponding external materials in its construction, the rear extension and other alterations would respect the scale, character and appearance of the existing dwelling and by virtue of the siting of the extension to the rear in a well enclosed garden and there being no alterations to the front elevation, the proposals would have no adverse visual impacts within the street scene. The proposal is therefore considered to be acceptable in design terms in this case and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP and the adopted 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.
- 8.7 The proposed single storey rear extension would extend 3.5 metres beyond the rear elevation of the adjacent dwelling (No. 87) at a separation distance of 2 metres (1 metre either side of the common side boundary). The nearest part of No. 87 is a covered open area at the rear of the integral garage rather than any principal habitable room windows which are located much further from the side boundary. In addition, there is a tall hedgerow of over 2 metres in height within the rear garden of No. 87 that provides screening and protects the privacy of the respective occupiers.
- 8.8 By virtue of the siting, single storey scale, lean-to roof design and separation distance together with existing screening, it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on No. 87 or any neighbouring properties. The proposals would not result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of No. 87 or

any other neighbouring properties, the only proposed side facing door and windows being at ground floor height and facing a blank elevation of the neighbouring garage. 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.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The site currently provides two off-street parking spaces to serve the existing dwelling within the integral garage and on the tarmacadam surfaced 5.5 metres long driveway within the site frontage. The proposed partial conversion of the garage would result in the loss of one space and therefore an amended plan has been submitted detailing the provision of an additional/replacement off-street parking space of appropriate dimensions of 5.5 metres in length and 2.4 metres in width within the site frontage.
- 8.11 This level of provision would remain adequate to serve the resulting dwelling on this residential estate close to the centre of the village within easy walking distance of its range of services and facilities. A condition to require the provision of the replacement parking space within a reasonable time frame and its surfacing in permeable hard-bound materials and its retention thereafter would be reasonable and necessary to ensure that adequate, satisfactory and useable off-street parking is available to serve a dwelling of this size and that no loose stones etc. would enter the highway in the interests of highway safety. The proposals would therefore be in accordance with Policy DM18 of the adopted SADMP and current local highway design guide 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 proposal is for an extension and alterations to an existing dwelling located within the settlement boundary of Newbold Verdon 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, design and subject to the proposed use of matching corresponding external materials in its construction to ensure a satisfactory and uniform appearance, the rear extension and other proposed alterations would respect the scale, character and appearance of the existing dwelling and wider street scene. By virtue of the siting, scale, lean-to roof design and separation distance together with existing screening, it is considered that the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate private rear amenity space of 270 square metres and two off-street parking spaces would be provided and retained within the site frontage to serve the resulting dwelling. 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 and Block Plan Drawing No. Fowkes-D-4a-06, Proposed Ground Floor Plan Drawing No. Fowkes-D-4a-02 and Proposed Elevations Drawing No. Fowkes-D-4a-05 received by the local planning authority on 14 March 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 alterations hereby permitted shall match the corresponding materials of the existing dwelling.

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).

4. Within one month of the commencement of the partial garage conversion hereby permitted, the additional/replacement off-street parking space detailed

on the submitted Proposed Ground Floor Plan Drawing No. Fowkes-D-4a-02 received by the local planning authority on 14 March 2024 shall have been provided and hard surfaced in permeable hard-bound materials and once so provided shall be permanently retained for such use and maintained as such at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM18 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.