

Delegated Report

Planning Ref: 24/00832/HOU

Applicant: Mssrs Martin, Robert and Andrew Wale

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 5 Hunt Lane Witherley Atherstone

Proposal: First floor front extension and replacement of existing flat roof to the rear with a mono-pitched roof including additional alterations. Replacement doors and windows (aluminium frame).

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 seeks permission to extend the host dwellings first floor front elevation. This extension will infill an existing recessed space, which fronts an existing upper floor window that serves a bedroom space. The extension will protrude approx. 0.5 metre beyond the existing window and will create a flat upper front elevation. The new window to be inserted within the extended space will measure the same dimensions as the existing window (to be removed).
- 2.2. An existing single storey element (under a flat roof), which protrudes from the rear elevation of the host dwelling is proposed to be extended with a lean-to tiled roof above, also 3.No roof light type windows to be inserted in the proposed slope. The extended roof will rise to a maximum height of approx. 0.9 metres above the existing flat roof below, altering the rear single storey element to contain lowest eaves height of approx. 2.5 metres and maximum roof height (both measured from ground level) of approx. 3.3 metres. The existing single storey element protrudes approx. 1.9 metres beyond the host dwelling's rear elevation and spans the width of the host dwelling. However, its depth and width are not proposed to be extended as part of this application.
- 2.3. The application includes the replacement (from a mixture of UPVC to aluminium frames) all windows and doors inserted within the host dwelling's external elevations. The replacement windows includes increasing the width of an existing window located within the dwelling's upper side (west) elevation. An aluminium frame bi fold door is also proposed to span the majority of the width of the existing ground floor rear extension, and will replace existing patio doors and a window opening.

3. Description of the site and surrounding area

- 3.1. 5 Hunt Lane Witherley is a modern detached two storey dwelling under a pitched tiled roof. The property is brick built and its front elevation is partially clad in felt tiles.
- 3.2. The dwelling is located within a staggered row of similar dwellings (age and design) together with two bungalow type dwellings that are located at the western end of the row the host dwelling is located within. Otherwise, the property is surrounded by dwellings houses of a similar age and style- with exception of a period (early 19thC) rendered cottage and an adjoining brick built outbuilding (under slate pitched roof)

are located on the western corner of Hunt Lane, but sited on the opposite side of the highway to the proposal site.

4. Relevant planning history

None

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. Witherley Parish Council

6.2. Response: Neither support or object to the proposal.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- 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

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.

8.3. The proposed rear extension will not be able to be viewed from the nearby highway and therefore will not introduce any harmful features within the surrounding streetscene.

8.4. The proposed front extension will be viewed from the nearby highway, however the proposal is a relatively minor extension to the upper front elevation and will not

protrude beyond the extent of the host dwelling's original front elevation. Moreover, this extension will result in an appearance that will resemble the design of neighbouring dwelling's front elevations.

- 8.5 The proposed replacement windows and doors (aluminium frame) that will be inserted within the host dwellings front elevation will be viewed from the nearby highway. However, a mix of window styles, materials and colours can be identified inserted within dwellings in the surrounding streetscene in close proximity to the proposal site. Furthermore the proposed windows are of a design and material that is sympathetic to the modern (mid-late 20C) character of the host dwelling and neighbouring properties that surround the proposal site.
- 8.6 Overall, it is considered that the proposed extension and alterations are sympathetic to the design and scale of the host dwelling and neighbouring dwellings. Furthermore, given its siting and design the proposal will not introduce any incongruous or harmful features 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

- 8.7 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.
- 8.8 The proposed lean-to roof to be erected above the existing single storey rear extension (under a flat roof) results in a relatively small increase (max 0.9 metres extra) to the height of the existing structure. Moreover, given the proposed roof extension's siting in relation to both adjoining dwellings, a relatively small expanse of the extended dwelling's side elevations will be able to be viewed from neighbouring dwelling (No.3) rear amenity space and given an intervening garage structure , the proposed roof extension will not be able to be viewed from the other adjacent adjoining neighbour (No.7). Therefore, the proposal will not introduce any overbearing features that will harm the amenity afforded to neighbouring dwellings.
- 8.9 The proposal will not otherwise protrude further than the host dwelling's existing single storey rear extension, and therefore will not create any greater overshadowing upon the rear amenity space and to the adjoining neighbour's windows that serve habitable rooms that are located closest to the proposal than that is already experienced.
- 8.10 The proposed development will not otherwise i.e. replacement windows introduce any window openings that will introduce overlooking or harm the privacy afforded to neighbouring dwelling's windows (that serve habitable rooms). Furthermore the proposal will not create any further views from the proposed windows than that is already experienced by the occupants of neighbouring dwellings.
- 8.11 Therefore, given the siting, height and scale of the proposed extension and alterations will accord with SADMP Policy DM10 and the recommendations made in the Good Design Guide.

Impact upon highway safety

- 8.12 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.

- 8.13 Extra bedroom spaces are not proposed as part of this application, moreover 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 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: 2083-PL-08: Site Location Plan and Site Plan.
 - Drg.No: 2083-PL-07 : Proposed Ground and First Floor Layout Plans.
 - Drg.No: 2083-PL-05 Rev A: Proposed Elevations.
- All received by the local Planning authority 02.09.2024.

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 detail:

- Drg.No: 2083-PL-05 Rev A: Proposed Elevations. Received by the local planning authority 02.09.2024.

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.