

Delegated Report

Planning Ref: 23/00869/HOU

Applicant: Mr L West

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Rose Cottage High Street Stoke Golding Leicestershire

Proposal: Two storey rear extension

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 rear extension to a dwelling, Rose Cottage, High Street, Stoke Golding.
- 2.2. The amended proposed two storey rear extension would extend 4.85 metres in depth from the main rear elevation of the dwelling for a width of 4.7 metres. It would have a dual pitched roof form with side facing gable with matching eaves height of 4.6 metres and matching ridge height of 6.2 metres as the existing roof of the side facing gable to which it would be attached. It would have matching brick eaves detailing to the rear elevation, arched brick headers and canted blue brick cills to all new windows (including two recessed brick infill windows), rise and fall guttering brackets and cast iron effect rainwater pipes and guttering. It is proposed to construct the extension with reclaimed red/orange facing bricks and in an appropriate bond to closely match those of the existing dwelling along with matching slate roof and white painted timber windows.
- 2.3. Amended plans have been submitted to address officer concerns in respect of the initial design and detailing. Re-consultation has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Stoke Golding and within the Stoke Golding Conservation Area. It is a two storey cottage with a subordinate dual pitched roof with gable to the front elevation and a perpendicular dual pitched main roof with side gables. There are later single storey lean-to and flat roof additions to the side and rear elevations respectively. The front and southwest side elevation walls are roughcast rendered but the remaining walls are of red/orange facing brick construction. It has a slate roof and a mix of window styles with white painted timber frames. It has a central wide red/orange brick chimney stack with two tall pots, brick eaves detailing, arched brick headers and canted blue brick cills to windows and decorative bargeboards.
- 3.2. The front elevation sits on the back edge of the public footway on High Street. To the northeast side there is a hard surfaced yard that is used for off-street parking for two vehicles and this is enclosed by a modern red brick wall with palisade timber infill panels. There are steps up to the raised rear patio and garden area. This is enclosed by the aforementioned boundary wall, the blank side elevation of a neighbouring garage at the rear boundary and the blank side elevation of an adjoining two storey dual pitched range extending along the southwest side boundary and used for ancillary storage by the adjacent public house.

- 3.3. The rear elevations and gardens of a terrace of modern two storey houses face towards the application site from the northeast with a rear vehicular access running between the gardens and the side boundary of the site.

4. Relevant planning history

74/00586/4M

- Extensions and improvements and access alteration
- Permitted
- 26.11.1974

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 and a notice was displayed in the local press.

- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Stoke Golding Parish Council.

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan (SGNP) 2020-2039 (2022)

- Policy SG14: Locally Valued Heritage Assets
- Policy SG15: Design

- 7.2. Core Strategy (2009)

- Policy 11: Key Rural Centres Stand Alone

- 7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.4. National Planning Policies and Guidance

- Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

- 7.5. Other relevant guidance

- Stoke Golding Conservation Area Appraisal and Map (2013)
- 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 and appearance of the dwelling and Stoke Golding Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon highway safety/parking provision

Design and impact upon the character and appearance of the dwelling and Stoke Golding Conservation Area

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.4 Policy SG14 of the 'made' SGNP identifies locally important heritage assets within and around the village which include the application dwelling. Policy SG15 of the 'made' SGNP requires development to be in keeping with the scale, form and character of its surroundings. Development in Stoke Golding Conservation Area should respond to the prevalent 18th and 19th century styles which incorporate a range of domestic, industrial, agricultural, and commercial influences.

8.5 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced. All development proposals will need to accord with Policy DM10 of the adopted SADMP. 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 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,

'Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented.'

8.6 Rose Cottage is located within the Stoke Golding Conservation Area. It dates from late-19th century and consists of two perpendicular gabled wings with the one facing the street being partially rebuilt in recent times. The rear wing retains some features of historic and architectural interest including the original red/orange brick facing walls, dual pitched slated roof with decorative barge boards, tall chimney stack and

pots, and multi-paned timber windows sat upon canted brick cills and under segmental arches. Further to the rear is an attached single storey flat roofed extension of a purely functional appearance. Some elements of the building are in a state of disrepair but due to its identified interest it is considered that it makes a minor positive contribution to the character and appearance and thus significance of the Stoke Golding Conservation Area. The cottage is also identified as an important local building within the Stoke Golding Conservation Area Appraisal (SGCAA) (2013).

- 8.7 The proposed two storey rear extension would extend 4.85 metres in depth from the main rear elevation of the dwelling for a width of 4.7 metres and replace the functional flat roofed single storey extension that is of no heritage interest. The amended design would have a dual pitched roof with side facing gable. It would match the orientation, form, 4.6 metres eaves height and 6.2 metres ridge height as the existing side facing gable of the rear range of the cottage to which it would be attached, albeit with a slightly shallower roof pitch due to the greater depth of the extension. Whilst not subordinate in height, it would not over-dominate the existing dwelling and would be clearly subordinate in terms of its footprint. By virtue of its appropriate and traditional form which reflects that of the existing rear range it is considered that the extension would sit comfortably off the original cottage and would not result in any adverse visual impacts when viewed from the conservation area street scene on High Street. The amended design also includes appropriately proportioned windows and traditional architectural detailing including bargeboards along the side gable verges, matching brick eaves detailing to the rear elevation, arched segmented brick headers and canted blue brick cills to all new windows (including two recessed brick infill windows), rise and fall gutter brackets and cast iron effect rainwater pipes and guttering.
- 8.8 It is proposed to construct the extension with appropriate sympathetic reclaimed red/orange facing bricks and in an appropriate traditional bond to closely match those of the existing dwelling to ensure a satisfactory appearance, the details of which have been submitted and can be secured by condition. The proposed slate roof covering and casement window style and timber frame materials for the proposed windows would also maintain the traditional character and appearance of the existing dwelling and the wider conservation area.
- 8.9 By virtue of its siting, scale, amended design, form and subject to the proposed use of matching corresponding and appropriate external materials, it is considered that the proposed extension would respect and complement the scale, character and appearance of the existing dwelling, would have no adverse impact upon its architectural and/or historic interest and would therefore preserve the character and appearance and thus the significance of the Stoke Golding Conservation Area. The proposal is therefore considered to be in accordance with Policies SG14 and SG15 of the 'made' SGNP, Policies DM10, DM11 and DM12 of the adopted SADMP, the general principles of the Council's adopted Good Design Guide, section 16 of the NPPF (2023) and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.10 Policy SG15 of the 'made' SGNP requires development not to adversely affect the amenities of local residents, including loss of daylight/sunlight, privacy, air quality, noise and light pollution. 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. The Council's adopted Good Design Guide requires that a separation

distance of 14 metres should be provided between a blank two storey side elevation and directly facing principal habitable room windows of a neighbouring dwelling.

- 8.11 The nearest neighbouring dwelling to the northeast (7 High Street) is a two storey end terraced house constructed perpendicular to the application site such that its rear elevation faces towards the rear garden of the application dwelling and its own well enclosed 8 metres long rear garden extends towards the site with a shared vehicular access between. By virtue of its 4.85 metres depth, the proposed two storey rear extension would extend predominantly adjacent to a garage forecourt and only marginally across the outlook of the rear elevation of No. 7. In any case, its side elevation would be approximately 13.5 metres from the principal habitable room windows in the rear elevation of No. 7. This would be only very marginally below the 14 metres back to side separation distance for two storey development suggested as being acceptable within the adopted Good Design Guide and therefore, along with the offset would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring dwelling. The side elevation of the proposed extension would have brick infill 'tax windows' facing towards No. 7 along with a first floor en-suite window which can be conditioned to be obscurely glazed and non-openable below a height of 1.7 metres above the floor level of that room to protect the privacy of the neighbouring occupiers of No. 7. By virtue of its siting, orientation and separation distances the proposal would not adversely affect the residential amenity or privacy of any other neighbouring properties.

- 8.12 By virtue of the siting, orientation, scale, design, retained separation distance and subject to the use of obscure and non-openable glazing where necessary, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. Therefore, the proposal is considered to be in accordance Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon highway safety/parking provision

- 8.13 Policy SG15 of the 'made' SGNP requires development to have safe and suitable access. Policy DM17 of the adopted SADMP supports development where there would be no significant adverse impact on highway safety. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. The local highway authority design guide suggests that a three bedroomed dwelling should be served by two off-street parking spaces of 5.5 metres in length and 2.4 metres in width.

- 8.14 The front elevation sits on the back edge of the public footway on High Street. To the northeast side there is a hard surfaced yard that has been used for off-street parking with tandem space for two vehicles. Notwithstanding that there is no visibility from the access to the southwest, this is an existing situation with a level kerb and the proposal would not result in an increase in the number of bedrooms or intensification of use of the dwelling, only two larger bedrooms. The level of retained/existing off-street parking provision would remain adequate to serve the existing/resulting three bedroomed dwelling and is considered to be acceptable in this case in respect of Policy SG15 of the 'made' SGNP, Policy DM18 of the adopted SADMP and the local highway authority 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 relates to an extension and alterations to an existing dwelling within the settlement boundary of Stoke Golding 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, amended design, form and subject to the proposed use of matching corresponding and appropriate external materials, it is considered that the proposed extension would respect and complement the scale, character and appearance of the existing dwelling, would have no adverse impact upon its architectural and/or historic interest and would therefore preserve the character and appearance and thus the significance of the Stoke Golding Conservation Area. By virtue of the siting, scale, design, separation distance and subject to the use of obscure and non-openable glazing where necessary, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. The adequate existing off-street parking space for two vehicles and private rear amenity space of 80 square metres would be retained to serve the resulting three bedroomed dwelling. The proposal is therefore considered to be in accordance with Policies SG14 and SG15 of the 'made' SGNP, Policies DM1, DM10, DM11, DM12 and DM18 of the adopted SADMP, the general principles of the Council's adopted Good Design Guide, section 16 of the NPPF (2023) and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is 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: Location Plan and Block Plan Drawing No. 23/006/04, Proposed Ground Floor Plan Drawing No. 23/006/01, Proposed First Floor Plan Drawing No. 23/006/02 and Proposed Front Elevation Drawing No. 23/006/05 received by the local planning authority on 11 September 2023 and Proposed Side and Rear Elevations Drawing No. 23/006/03 Rev A received by the local planning authority on 10 October 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM12 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 shall match the corresponding materials of the existing dwelling as closely as possible and shall be Whitchurch wire cut reclaimed facing bricks as submitted within the applicant's emails dated 16 and 26 October 2023, matching corresponding slate roof and timber window frames and in accordance with the other external materials details relating to the brick bond, window cill detailing and rainwater goods submitted on the approved Proposed Side and Rear Elevations Drawing No. 23/006/03 Rev A received by the local planning authority on 10 October 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the submitted details, the new first floor en-suite window in the northeast side elevation (facing towards the rear of 7 High Street, Stoke Golding) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and shall be non-openable below a height of 1.7 metres above the floor level of the room that it serves. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.