

Delegated Report

Planning Ref: 24/00056/HOU
Applicant: MaCFarlane
Ward: Hinckle Castle



Hinckley & Bosworth
Borough Council

Site: Limebank 53 Hollycroft Crescent Hinckley Leicestershire LE10 0HH

Proposal: Two storey rear and side extension, roof extension, front porch and canopy and alteration to dwelling

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 planning application seeks planning permission for two storey rear and side extensions to incorporate the side garage and rear conservatory, a new entrance porch and canopy, roof extension to create additional bedrooms/office, and alterations to a dwelling, Limebank 53 Hollycroft Crescent Hinckley. The alterations include changes to materials, windows and doors.
- 2.2. The proposal has been amended following series of discussions with the agent.
- 2.3. The amended plan at the ground floor measures 7 metres in depth (including the rear canopy) from the main rear elevation to a width of 7.6 metres. It creates a dining/kitchen area and utility room. The design of the first floor rear extension creates a part single storey extension with a flat roof at the ground floor and part two storey extension. The first floor rear extension extends the existing bedroom 1 and creates a dressing room with mezzanine bedroom area above, an ensuite and an additional bedroom/office. The side extension projects 1.4 metres forward and joins the front porch. Both side extension and front porch have an overall depth of 6.38 metres at the ground floor. The first floor side extension is set back 0.3 metres at the front elevation and has a depth of 5 metres. The roof extension follows the design of the first floor extension and projects out by 3.3 metres from the rear to create space for the bedroom.
- 2.4. The front extension including the entrance porch and canopy have a pitched roof form with ridge height of 3.3 metres. The side extension has a hipped roof form, a set down of 0.2 metres from the main roof, ridge height of 6.4 metres and matching eaves height of 4.8 metres (taken from the front elevation).
- 2.5. The proposal in its construction uses off white render, red facing brickwork and light cedar uPVC timber effect cladding for the walls, grey concrete roof tiles, solid oak and aluminium bifold doors, timber frame for the canopy, white uPVC soffit and fascia, grey green composite flush casement windows for the front and aluminium sage grey for the rear upper level windows.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Hinckley. It is a two storey semi-detached house with hipped roof form and a single storey attached garage. It is set back from the public highway with front hardstanding and loose stones driveway and a hedge to the front boundary line. The dwelling is brick built,

concrete roof tile, white uPVC windows and doors and an elongated rear garden. The property is not listed and not within a conservation area.

- 3.2. The surrounding street is characterised with similar scaled semi-detached properties with a mix of render and brick, with trees and hedges that partially screen the existing properties. There is a mix of two storey side extensions, some of better design quality than others.

4. Relevant planning history

23/00620/OUT – Outline planning permission for new dwelling to the rear garden of 53 Hollycroft Crescent (following demolition of existing garage) with associated access and parking (all matters reserved)-Refused – 17.08.2023.

10/00553/FUL – Erection of Conservatory – Planning Permission - 24.09.2010.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A 10-day re-notification letter was posted to neighbours.
- 5.2. One comment was received for the initial plans, objecting to the application. Issues raised include impact on existing sewers and provision of a sufficient gap to the boundary.
- 5.3. No comment has been received as a result of the re-notification on amended plans.

6. Consultation

- 6.1. None required for this application.

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 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 highway safety/parking provision
- Impact upon neighbouring residential amenity

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 states:

'Two side storey extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.' and,

'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 overall proposed extensions and alterations create a design that, following amendments to the submitted plans, now complements the street character. The streetscene is characterised by two storey semi-detached dwellings with a mix of render and brick buildings. The street has a predominant hipped roof form with several examples of two storey extensions set back and set down in accordance with the Good Design Guide. There are also though examples of extensions that pre-date the Good Design Guide and that have a detrimental effect on the character of the area.
- 8.4 The proposed development at the front elevation creates a two level floors and three level floors at the rear extension. The rear extension has a part single storey and part two storey element to the extension. The ground floor rear extension including the canopy measures 7 metres in depth from the main rear elevation to a width of 7.6 metres. The single storey rear element of the extension has a flat roof with maximum height of 2.5 metres. The two storey element has a ridge height of 7.1 metres and eaves height of 6.3 metres, taken from the lower ground level. The side extension projects 1.4 metres forward and joins the front porch, with an overall depth of 6.38 metres at the ground floor. From the front elevation, the side extension has a ridge height of 6.4 metres and matching eaves height of 4.8 metres. The side extension is set back at the first floor front elevation and set down from the main roof ridge. The height of the extension matches the existing building height. The entrance porch has a pitched roof, and the main roof has a hipped roof design which complements the street character. It has a depth of 1.8 metres and a width of 2.3 metres. It is slightly forward to the existing building line, however, this is not harmful to the street scene. The windows and doors at the front elevation of the site are appropriately positioned. The garage door, front porch and canopy are not harmful to the street scene. The overall extension is considered acceptable in design terms considering the plot size, appropriate dimensions, and roof design. The surrounding character has large semi-detached dwellings with other extensions and therefore the proposed extension does not adversely impact on the visual character of the street.
- 8.5 The street scene has a mixed of external materials for the walls, roofs, windows and doors and therefore the proposed external materials for the extension complements the street character and result in a satisfactory appearance.

- 8.6 On balance, and following receipt of amended plans, it is considered that the resulting dwelling is not out of scale, the design, dimension, and the use of appropriate and sympathetic external materials complements the street character and does not significantly impact on the character and appearance of the existing dwelling and surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The proposed extension increases the scale of the dwelling. It does not extend further to the west boundary of the site, creating a separation distance of 0.8 metres from the extension to the west boundary fence. The front extension creates a single storey front extension and a canopy over the garage. The front projection does not go beyond 2 metres and therefore has no significant impact on the windows of 55 Hollycroft Crescent. The side extension is set down and set back at the first floor front elevation. The west elevation of the side extension projects inwards towards the rear of the dwelling. This increases the separation distance between the extension the west boundary line and reduces impact on 55 Hollycroft Crescent. All windows on the west elevation of the extension are obscurely glazed except for the ground floor window. Due to the existing 1.8 metres boundary fence between 53 & 55 Hollycroft Crescent, there is no potential overlooking as a result of the ground floor window to the west elevation of the extension. The existing boundary fence separates the garden of the proposed site from the gardens of adjoining neighbours. There is no significant overlooking or loss of privacy to adjoining properties. There is no significant loss of light to the rear windows at 55 Hollycroft Crescent. 55 Hollycroft Crescent is oriented to be further back than the proposed site. The separation distance, the hipped roof design, inward setting at the west elevation, set down and set back of the extension reduces the level of overbearing and overshadowing impact on 55 Hollycroft Crescent. The rear extension on the first floor is also set in from the south boundary, reducing the overbearing effects and loss of light to the rear windows at 51 Hollycroft Crescent. A 45 degree line taken from the first floor rear window at 51 Hollycroft Crescent is not crossed by the extension.
- 8.9 By virtue of the separation distance to the side boundary, the set in of the extension at both side elevations of the extension, appropriate height of the extension, set down and set back, the proposal does not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any nearby neighbouring dwellings. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the aims of the adopted Good Design Guide.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. The Local Highway Authority Design Guide provides further advice on highway related matters. The Good Design Guide required front extensions not to result in the loss of existing parking where it would impact on the streetscene and car parking provision.
- 8.11 The site has a front hardstanding and loose stones driveway which has the capacity to hold three off street cars. The front extension does not go beyond 2 metres and does not result in the loss of existing car parking spaces. The site is within a sustainable urban area with good access to public transport.

- 8.12 The proposal is in accordance with Policies DM17 and DM18 of the adopted SADMP and the local highway authority design guide.

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 extensions and alterations to an existing dwelling within the settlement boundary of Hinckley 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. The proposed extension significantly increases the scale of the dwelling however, the resulting dwelling, following submission of amended plans, now complements the street scene. The overall design and external materials are appropriate to the character and appearance of the existing dwelling and surrounding area. There are no significant adverse impacts on the character or appearance of the surrounding area. The separation distances, set back and set down of the extension reduces the level of adverse impacts on the residential amenity or privacy of the occupiers of any nearby neighbouring dwellings. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the Council's 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 and Block Plan Drawing Number 01-00 Rev PL1 (submitted on 18/01/2024), Proposed Ground Floor Plan Drawing Number 11-00 Rev PL2, Proposed First Floor Plan Drawing Number 11-01 Rev PL3, Proposed Second Floor Plan Drawing Number 11-02 Rev PL3 and Proposed Elevation Drawing Number 21-00 Rev PL3, received the Local Planning Authority on 18 April 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 be in accordance with the details the approved Proposed Elevations received by the local planning authority on 18 April 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and 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.