

Delegated Report

Planning Ref: 24/00037/HOU
Applicant: Mr And Mrs Russell
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 8 Larchwood Avenue Groby Leicester

Proposal: Single storey extension and detached store

1. Recommendations

- 1.1. **Grant planning permission** subject to;
- The conditions at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning consent for a single storey side and rear extension and detached store at 8 Larchwood Avenue, Groby.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 3.05 metres and would measure 6.68 metres in width. It would feature a pitched roof which would measure 2.57 metres to the eaves and 4.93 metres to the ridge.
- 2.3. The proposed side extension would project outwards from the existing side elevation by 1.47 metres and would measure 1.47 metres in width. It would feature a pitched roof which would measure 2.57 metres to the eaves and 4.11 metres to the ridge.
- 2.4. The proposed store would measure 2.50 metres in width and 4.00 metres in depth. It would feature a flat roof with a slight slope which would measure 2.10 metres to the eaves and 2.30 metres to the ridge.
- 2.5. The proposed materials would be to match the materials of the existing dwelling except the proposed store which would be finished in timber.
- 2.6. Amendments were sought and received regarding the scale of the proposal.

3. Description of the site and surrounding area

- 3.1. The application site compromises a detached bungalow situated on a corner plot, within the settlement boundary of Groby. The dwelling is featured by the use of red brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows.
- 3.2. The dwelling is orientated to the west of Larchwood Avenue and hosts a single detached garage to the south of Larchwood Avenue. Forward of the dwelling sits a generous area of block paved hardstanding and artificial vegetation.
- 3.3. The surrounding street scene is predominantly uniform in design, scale and finish.

4. Relevant planning history

- None relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. Grobby Parish Council;

07.02.2024 – (Prior to revisions)

“The Planning & Development Committee reviewed the application and had no objections to the single storey extension but have the following comments and concerns regarding the proposed detached store:

- *The committee highlighted the site plan 1:500 shown on the existing drawings is incorrect as it indicates the detached store already forward of the building line which at present the current store is not.*
- *Not in keeping with the streetscene and noted it would be forward of the building line/garage of the neighbouring property which may block/reduce visibility and impair the visual splay.*
- *It was also questioned as to the proposed use of the detached store as it will have a double door exit to the front.”*

24.04.2024 – (Standing comments)

“The Planning & Development Committee reviewed the application and had no objections to the revised plans.”

7. Policy

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester

- 7.2. 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

- 7.3. 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)
- The Leicestershire Highways Design Guide

8. Appraisal

- 8.1. Key Issues

- 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 SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3 The Councils Good Design Guide SPD states that *“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.”*
- 2.7. The proposed store would feature a flat roof with a slight slope and would measure 2.10 metres to the eaves and 2.30 metres to the ridge. It would be situated to the south elevation of the dwelling, therefore sitting in a highly viewable position from Larchwood Avenue. The existing dwelling does not at current incorporate a flat roof design and instead hosts a strong pitched roof design. Notwithstanding, the above the proposed store would be predominantly screened by the proposed re-constructed brick wall which would measure 2.00 metres in height. The flat roof would feature a maximum height of 2.30 metres to the ridge therefore only 0.30 metres would be exposed to public view and therefore there is not considered to be a detrimental impact upon the street scene of Larchwood Avenue.
- 8.4 The proposed store would be positioned behind the existing building line of the south-east of Larchwood Avenue and by virtue of this would appear subordinate to the existing street scene layout, a much improved design to the original proposed scheme which would have created an ambiguous building line within the street scene by way of siting approximately 1.00 metre forward of the existing garages and dwellings.
- 8.5 The Councils Good Design Guide SPD states that *“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.”*
- 8.6 The proposed rear extension would project outwards from the existing rear elevation by 3.05 metres and would measure 6.68 metres in width. It would feature a pitched roof which would host a matching eaves height to the existing dwelling. The ridge height would be positioned approximately 0.65 metres below that of the host dwelling and therefore would appear subordinate. This aspect of the proposal would be viewable from a public vantage point, nevertheless it would only be to a minimal extent due to the positioning of the existing south-west facing single pitched roof garage.
- 8.7 The Councils Good Design Guide SPD states that *“side extensions should appear smaller in scale and massing in order to be subordinate to the main building.”*
- 8.8 The proposed side extension would adjoin onto the proposed rear extension creating an L-shape. It would project outwards from the existing side elevation by a maximum of 1.47 metres. The proposed extension would retract to approximately 0.95 metres upon meeting the north-west corner of the existing garage. The eaves height would mirror those of the existing dwelling and the ridge height would be set in approximately 0.70 metres from the ridge height of the host dwelling. This aspect

would be partially screened from the highway by way of the proposed store and 2.00 metre height brick wall being situated forward of the development.

- 8.9 The existing brick wall to the south-east elevation is to be demolished due to poor structure and re-constructed with matching red facing brick. The proposed wall is to extend approximately 0.35 metres further to the south-west than the existing, however would still follow the existing 110 degree angle.
- 8.10 The proposed external materials include the use of red facing brick to the walls to match the existing dwelling, uPVC to the windows and the use of brown interlocking tiles and felt to the roofs. The original scheme indicated the use of white render to the walls which is not a present feature within the street scene, the revision of matching brick is therefore considered to be a positive contribution which will not affect the present character of Larchwood Avenue.
- 8.11 By virtue of their siting, scale, design and appearance the proposals are 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

- 8.12 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.13 6 Larchwood Avenue is orientated to the north-east of Larchwood Avenue differing from the application dwellings eastern orientation. The proposed developments would not exceed the existing building line to the south-west corner of 6 Larchwood Avenue and by virtue of this there are not considered to be any adverse impacts in terms of loss of light. A set of three bi-fold doors and a two pane window are proposed to the rear elevation, nevertheless due to the application dwellings single storey nature and sitting approximately 7.35 metres from the adjacent boundary line there is neither considered to be any adverse impacts in terms of loss of privacy.
- 8.14 A glass door is proposed to the south-east elevation of the proposed side extension. The door will, nevertheless be screened by the proposed re-constructed brick wall.
- 8.15 A single pane window is proposed to the west elevation of the proposed side extension. The nearest neighbouring dwellings 21 and 23 Larchwood Avenue would sit approximately 34.50 - 36.50 metres away from the proposed side extension and are orientated to the south-east. By virtue of the above, due to the acceptable separation distance and orientations there is not considered to be any adverse impacts upon the occupiers of either 21 or 23 Larchwood Avenue.
- 8.16 By virtue of the above, the proposed development would not have any adverse impacts upon neighbouring residential amenity, in accordance with Policy DM10 of the SADMP.

Impact upon parking provision

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 No additional bedrooms are proposed to the dwelling. The site currently provides ample off-street parking and turning space on hard standing and by way of a single car garage within the extensive plot to serve the dwelling and this provision would be unaffected by the proposed rear extension.
- 8.19 The proposed development would therefore satisfy Policy DM18 of the SADMP and the Leicestershire Highways Design Guide in this regard.

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 proposal is located within the settlement boundary of Groby and seeks full planning consent for a single storey rear and side extension and store at 8 Larchwood Avenue, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties and would not have a detrimental impact of highway safety.
- 10.3. The proposals are considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the adopted Good Design Guide and 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th January 2024

and Proposed Plans / Elevations / Sections / Roof Layout, Drg No. 8LA/2023 2/2 as received by the Local Planning Authority on the 8th April 2024.

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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Proposed Plans / Elevations / Sections / Roof Layout, Drg No. 8LA/2023 2/2 as received by the Local Planning Authority on the 8th April 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- (a) 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.