

Delegated Report

Planning Ref: 24/01086/FUL
Applicant: Dr Karan Farmah
Ward: Hinckley Castle
Site: 34 Station Road, Hinckley
Proposal: Single storey rear extension



Hinckley & Bosworth
Borough Council

1. Recommendation

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application is for the erection of a single storey extension to the rear of the existing two storey dental practice building.
- 2.2. The proposal involves alteration to the existing building in the form of the demolition of the rear wall of the existing staff room as well as the creation of a new doorway in the rear wall of the existing WC.
- 2.3. The extension measures 3.45 metres by 13.1 metres and has a lean-to roof form that will attach to the rear of the existing elevation.
- 2.4. The extension is of brick construction with clay plain tiles for the roof and timber casement windows, all to match the finishes on the existing building. Six roof lights are to be installed in the roof of the extension.
- 2.5. The purpose of the extension is to expand the available staff areas, providing a new hallway, staff room area with integrated lockers, three changing cubicles for staff and an office space. No additional consulting rooms are proposed.
- 2.6. The proposal does not result in any increase to staffing numbers or changes to hours of operation.

3. Description of the site and surrounding area

- 3.1. The application site currently contains a two-storey building in use as a dental practice. The building fronts Station Road with an existing tandem car parking area between the dental practice and the highway boundary.
- 3.2. The building was originally constructed in the Edwardian era and is double fronted with a timber entrance porch. It is of brick construction with a tiled roof.
- 3.3. Station Road is an adopted C-road leading to and from the town centre which is to the north of the development site. There are defined parking bays on the western side of the road. The eastern side is yellow lined, and parking is not permitted between 8am and 6pm.
- 3.4. The development site is surrounded to the side and rear by flats and their associated garages.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by posting neighbour letters.
- 5.2. No comments have been received.

6. **Consultation**

6.1. LCC Ecology: No objections.

6.2. Environmental Services (Pollution): No objections.

7. **Policy**

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. **Appraisal**

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

8.2. The NPPF identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

8.3. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016). The dental practice is supported as a community facility and the proposed development is considered acceptable in principle.

Design and impact upon the character of the area

- 8.4. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.5. The proposal is for a single storey extension which will internally comprise new staff facilities including a larger staff room with locker spaces, changing rooms, new access to the existing WC, and an additional office space. The new rooms are accessed from the existing ground floor of the building through the existing lobby.
- 8.6. The extension is sited to the rear of the existing building at the same width as the existing building. It is to be constructed of bricks with a tile roof, materials which match those of the existing building.
- 8.7. The lean-to roof assists to delineate the extension from the existing building while maintaining a pitched form. The scale and design of the roof avoids the proposal making any alteration to the existing main roofline.
- 8.8. Considering the siting to the rear of the existing building and the subservient built form of the extension, it is not considered the proposal would cause detrimental impact to the character of the area. The proposal is therefore in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.9. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10. The single storey rear extension is located between the existing building and the row of flats to the west, most of which are dwellings but at least one is operated as a short-stay accommodation rental. The proposed southern side elevation will also be visible to the flats to the south, which are again predominantly private dwellings, excluding the flat nearest Station Road which is also operated as a short-term accommodation rental.
- 8.11. The extension would sit within the same width as the existing building, and the single storey form is not considered to be visually overbearing.
- 8.12. The proposal has windows on the rear elevation, however they are comparable in number and scale to the current windows on the rear of the existing building. These windows being 3.45 metres closer to the flats than the existing is not considered unreasonable given that there is no change to the level of visibility between the buildings, and that the windows face the front windows of the flats rather than windows on more private elevations. The windows on the southern side elevation will be screened by the fencing associated with the outdoor staff area.
- 8.13. No outdoor lighting is proposed.
- 8.14. The proposal as such is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.15. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision.

- 8.16. The Leicestershire Highways Design Guide (LHDG) (2024) requires that the appropriate number of car parking spaces for a health/medical practice be calculated based on the number of staff and the number of consulting rooms.
- 8.17. The proposal does not involve any expansion to staffing numbers nor the creation of any additional consulting rooms. It is therefore considered that despite the premises being in shortfall of the parking numbers the LHDG would require, this shortfall is not exacerbated by the proposal and there would be no detrimental impact to highway safety or existing parking facilities arising from the development.
- 8.18. The proposal is therefore considered to be in accordance with Policies DM17 and 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.

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 considered acceptable due to the limited impacts upon the character of the area and the amenity of adjacent buildings. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

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:

Proposed Ground Floor Plan, (Option 1) Drg No. 02-1C
Proposed First Floor Plan, (Option 1) Drg No. 02-2
Proposed Roof Plan (1), Drg No. 02-3B
Proposed Elevations – Side, Rear (1), Drg No. 02-4C
Proposed Elevations – Front, Side (1), Drg No. 02-5B
Proposed Site/Block Plan, (Option 1), Drg No. 02-6

All received by the Council on 28 November 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 proposed extension shall accord with the approved materials detailed within the application form.

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