

Delegated Report

Planning Ref: 24/00258/HOU

Applicant: Mr And Mrs Jay And Charmayne Farn

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 14 The Hawthorns Markfield Leicestershire

Proposal: Single storey side 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. The application seeks full planning consent for a single storey side extension at 14 The Hawthorns, Markfield.
- 2.2. The proposed single storey side extension would project outwards from the existing side elevation by 2.70 metres. The depth would increase to 3.00 metres, 4.05 metres in to the extension as the proposed side extension would project outwards from the existing rear elevation by 1.45 metres therefore increasing the width to 3.00 metres in total. The proposed extension would feature a width of 5.50 metres.
- 2.3. The proposed single storey side extension would feature a mono-hipped roof measuring 2.40 metres to the eaves and 3.65 metres to the ridge.
- 2.4. Additional alterations include the addition of a Velux window to the southern elevation, a two pane window to the eastern elevation and a single door to the northern elevation.
- 2.5. The proposed materials would be to match the materials of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within a cul-de sac, within the settlement boundary of Markfield.
- 3.2. The dwelling comprises the use of red brick and stone to the walls, brown interlocking tiles to the roof, anthracite uPVC to the windows and doors and white uPVC to the garage. It has an integral double garage and porch that project at single storey height to the front and side elevations and have a hipped roof form. It has a large enclosed rear garden and off-street parking space for at least four cars to serve the dwelling within the integral double garage and on the tarmac surfaced driveway within the site frontage.
- 3.3. The dwelling occupies an elevated position in relation to the public highway and the neighbouring detached bungalows to the west and north, nevertheless it is set well back from the highway.
- 3.4. Planning Permission was granted in October 2022 for the first floor and single storey side, front and rear extensions and other alterations at the site following approval from planning committee members. This scheme was a re-submitted scheme of application 22/00284/HOU previously approved on appeal.
- 3.5. A Leicestershire County Council Tree Preservation Order reference 74/00011/TPORD is present at the site and protects various species on the site and

surrounding area. The proposal would not, however include the removal of protected trees.

4. Relevant planning history

23/00004/PP

- First floor and single storey side, front and rear extensions and other alterations
- ALLOW
- 02.05.2023 **02/01260/CTPO**
- WORKS TO ONE ASH TREE
- CC
- 13.12.2002

22/00284/HOU

- First floor and single storey side, front and rear extensions and other alterations
- REF
- 16.08.2022

22/00809/CLP

- Certificate of Lawful Proposed Use to extend kitchen (following demolition of conservatory)
- CERTPU
- 11.10.2022

22/00835/HOU

- First floor and single storey side, front and rear extensions and other alterations
- PER
- 27.10.2022

77/00854/4M

- ERECTION OF DETACHED HOUSE
- PER
- 23.08.1977

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.
- 5.2. No objections have been received.

6. Consultation

6.1. Markfield Parish Council;

“The Planning and Highways Committee met on Tuesday 9th April 2024 and resolved that they had no objections to the plan.”

6.2. LCC Ecology;

“The proposed single storey extension is sited on existing garden and will have no impact on the existing roof structure

Therefore, no ecological surveys are required, and I have no comments to make.”

7. Policy

7.1. Markfield Neighbourhood Plan 2020-2039

- Policy M10: Design

7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 21: National Forest

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

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

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.5. 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

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 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that development is sympathetic to the local character and history and is in keeping with the scale, form and character of its surroundings.

8.4 The Council's Good Design Guide states that *“side extensions should appear smaller in scale and massing in order to be subordinate to the main building.”*

- 8.5 The proposed single storey side extension would extend a maximum of 3.00 metres towards the southern boundary of the site. It would feature a mono-hipped roof to match the existing roof design of the existing single storey elements of the dwelling. The eaves of the roof would match those of the existing living/kitchen space and the ridge height would sit 0.20 metres below those of the existing living/kitchen space. By virtue of the above the extension would appear subordinate to the existing dwelling.
- 8.6 The proposed extension would sit approximately 5.95 metres behind the principle elevation of the dwelling. By virtue of this the extension would be positioned approximately 26.25 metres from the adjacent highway, The Hawthorns. Forward of the western elevation would sit an existing shed and an existing 1.80-2.00 metre timber fence which is accommodated by a gated access. By virtue of the single storey scale and position to the far side of the dwelling, where it would be set well back from the highway and to the rear of existing structures, the proposal would not be visually prominent within the street scene. It is therefore considered that the proposal would not be out of scale or keeping with the surrounding area.
- 8.7 The proposed materials would be consistent with the original dwelling.
- 8.8 Additional alterations include the addition of a Velux window to the southern elevation, a two pane window to the eastern elevation and a single door to the northern elevation. The application dwelling does not at current feature any Velux roof lights, notwithstanding this, due to the proposals limited view from the street scene it is not considered to be a detrimental addition.
- 8.9 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area and therefore complies with Policy DM10 of the SADMP and Policy M10 of the Markfield Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that the amenities of residents should not be significantly adversely affected.
- 8.12 The proposed extension would be situated approximately 17.40 metres from the neighbouring dwelling to the north, 10 The Hawthorns. The proposal would not extend forward of the existing living/kitchen space to the rear and by virtue of this there is not considered to be any adverse impact upon the occupiers of 10 The Hawthorns as the extension would be well screened.
- 8.13 15 The Hawthorns is situated to the south of the application site and is orientated to the east differing from the application dwellings north-east orientation. The separation distance between the boundary lines of the sites would be reduced by 1.35-2.25 metres, leaving a 1.05 metre separation distance at a minimum and a 2.25 metre separation distance at a maximum due to the boundary lines 70 degree projection. The proposed extension would project 4.90 metres further of the rear elevation of no.15, however by virtue of the extensions orientation there is not considered to be any adverse impacts upon the occupiers of no.15. A Velux window is proposed to the mono-hipped roof of the extension which would slope towards the neighbouring site, nevertheless the south elevation of no.15 is a blank elevation

and therefore there is not considered to be any adverse impacts in terms of loss of light to the occupiers of no.15.

- 8.14 The neighbouring dwellings to the east would be situated 6.00-8.50 metres from the eastern boundary line. The land slopes gradually upwards to the east, contributing to 22 and 23 Turnpike Way siting on higher land than the application dwelling. The application dwelling is orientated to the north-east and 22 and 23 Turnpike Way are orientated to the east, and by virtue of this the proposed development would not be in a position to overlook the rear amenity area of 22 or 23. A strong line of vegetation also sits to the boundary line of the site which contribute to the screening of the proposed development. By virtue of this there is not considered to be any adverse impact upon the occupiers of 22 and 23 Turnpike Way.
- 8.15 The proposed development would therefore satisfy Policy DM10 of the SADMP and Policy M10 of the Markfield Neighbourhood Plan 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 Markfield and 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. The proposed side extension would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 of the SADMP, Policy M10 of the Markfield Neighbourhood Plan and is recommended for approval subject to the conditions below.

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 20th March 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) and Policy M10 of the Markfield Neighbourhood.

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

Proposed Elevations, Floor Plans, Roof Plan, Sections, Drg No. 6404/JCF/20 as received by the Local Planning Authority on the 20th March 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) and Policy M10 of the Markfield Neighbourhood.

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 building.control@blaby.gov.uk or call 0116 272 7533.