

Delegated Report

Planning Ref: 24/00568/HOU
Applicant: Mrs Manjit Sanghera
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 69 Station Road Bagworth Coalville

Proposal: Single storey rear extension and front porch

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 rear extension and front canopy porch at 69 Station Road, Bagworth.
- 2.2. The proposed canopy porch would project outwards from the existing front elevation by 0.76 metres and would host a width of 2.26 metres. It would compromise a gabled roof which would measure 1.97 metres to the eaves and 3.39 metres to the ridge.
- 2.3. The proposed single storey rear extension would project outwards from the existing rear elevation by 7.07 metres and would host a width of 6.37 metres. It would compromise a flat roof with parapet which would measure 3.07 metres to the ridge.
- 2.4. The proposal would include the demolition of the existing conservatory.
- 2.5. Additional alterations include the addition of a roof lantern to the proposed single storey rear extension.
- 2.6. The proposed external materials would match those of the existing dwelling, with the exemption of timber to the proposed canopy porch.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling, situated to the west of Station Road, within, but to the edge of the settlement boundary of Bagworth. The site is also situated within the National Forest. The dwelling hosts a traditional design and styling including a ground floor bay window, two brick chimney stacks and arched front entrance porch. It is constructed with red facing bricks at ground floor on the front elevation with pale yellow render to all other walls and includes brick quoin detailing to the front elevation at first floor. It has a slate roof and white uPVC window and door frames. To the rear there is a glass lean-to conservatory and a brick outbuilding. An existing driveway leads to a detached garage to the side/rear.
- 3.2. To the south of the site there is a row of detached dwellings in large plots. To the north and west is an area of open land owned by the applicant that benefits from an outline planning permission for three new dwellings (20/00278/OUT) and is also subject to full planning consent for nine new dwellings (21/01456/FUL).
- 3.3. An application for the erection of a rear extension and formation of parking hardstanding was approved in February 2022 (21/01328/HOU). The approved scheme has, however not been carried out.

4. Relevant planning history

20/00278/OUT

- Residential development of up to 3 dwellings (Outline with access to be considered)
- PER
- 19.05.2020

21/01328/HOU

- Two storey rear extension and formation of parking hardstanding
- PER
- 28.02.2022

21/01456/FUL

- Erection of 9 dwellings on land adjacent to 69 Station Road, Bagworth
- PER
- 28.06.2022

22/00758/DISCON

- Application to discharge condition 4 (Drainage) attached to planning permission 21/01456/FUL
- NDC
- 21.12.2022

22/00779/DISCON

- Application to discharge conditions 3 (Waste and Recycling Storage), 5 (CEMP) ,6 (External Lighting), 7 (EV charging) , 11(Cycle Storage) attached to planning permission 21/01456/FUL
- DISCHA
- 08.11.2022

22/00890/DISCON

- Application to discharge condition 12 (Biodiversity Improvement Plan) attached to planning permission 21/01456/FUL
- DISCHA
- 10.02.2023

23/00068/DISCON

- Application to discharge condition 4 (surface water drainage) attached to planning permission 21/01456/FUL
- DISCHA
- 11.06.2024

5. Publicity

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

6. Consultation

6.1. Bagworth and Thornton Parish Council:

- No objections have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

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)
- 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 Council's Good Design Guide seeks to ensure that proposals do not extend beyond the existing front elevation by more than 2.00 metres and do not cover more than 50% of the front elevation.

8.4 The applicant proposes to construct a canopy porch above the main entrance into the host dwelling. The proposal would host a projection of 0.76 metres and would not cover more than 50% of the front elevation, therefore according with the

Council's Good Design Guide. Observation should be given to the adjacent canopy porch examples to the south-east which although host a varied design, scale and finish, feature the same concept. The canopy would be constructed in timber, and would host a gabled roof design, both new additions to the dwelling, nevertheless due to the minor nature of the development this aspect of the development is not considered to bear a significant impact upon the existing character of the dwelling or surrounding area.

- 8.5 The Council's Good Design Guide seeks to ensure that rear extensions are designed to be clearly subordinate to the main dwelling. They should also be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.6 The Council's Good Design Guide seeks to ensure 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.
- 8.7 The proposed extension to the rear would feature a considerable projection of 7.07 metres, nevertheless consideration has been given to the sites generous rear amenity space and the previously approved two-storey extension which proposed a projection of 4.04 metres (21/01328/HOU). The extension would host a flat roof design, which although at current does not form part of the existing dwellings design, will be situated in a position which is not viewable from the street scene.
- 8.8 The Council's Good Design Guide states that the general guideline for a garden hosting a three bedroom dwelling, should be a minimum of 80.00 square metres with a minimum garden length of 7.00 metres.
- 8.9 The rear amenity space would host a width of 8.49 metres, according with the Council's Good Design Guide. The total rear amenity space, would however breach the guidance, as the remaining rear amenity space would result in 75.29 square metres, not meeting the recommended 80.00 square metres. Notwithstanding the above, the proposed rear amenity space is considered to be sufficient and would not hold enough weight to refuse the application in this case.
- 8.10 The proposed external materials will match those of the existing dwelling.
- 8.11 For the above reasons it is considered that the proposal would preserve the character and appearance of the application dwelling and Station Road. Consequently, the proposal complies with Policy DM10 of the SADMP and the Council's 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 The proposed neighbouring dwelling to the north-west, 77 Station Road, Bagworth, would be situated approximately 7.41 metres from the proposal, due to the sitting of the adjacent highway. By virtue of the separation distance and the proposed extensions single storey nature there is not considered to be any adverse impacts upon the occupiers of 77 Station Road. No windows are proposed to this elevation.
- 8.14 The proposed neighbouring dwelling to the south-east, 67 Station Road, Bagworth hosts a single storey gable roofed garage to the shared boundary line, which would predominantly screen the proposal. By virtue of this, there are not considered to be any adverse impacts upon the occupiers of 67 Station Road, Bagworth.

- 8.15 The proposed neighbouring dwelling to the south-west, 71 Station Road, Bagworth would be situated approximately 29.00 metres from the proposal. The proposal hosts three bi-fold doors and a three pane window to the south-west elevation. Taking into consideration the significant separation distance and the proposals single storey nature there are not considered to be any adverse impacts upon the occupiers of 71 Station Road, Bagworth.
- 8.16 For the above reasons it is considered that the proposal would not have any adverse impacts upon the residential neighbouring amenity and therefore the proposal complies with Policy DM10 of the SADMP.

Impact upon parking provision

- 8.17 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.18 The Council's Good Design Guides outlines that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.19 By virtue, that the extension would not create any additional bedrooms at the dwelling and due to the minor nature of the proposed front extension, there is not considered to be any adverse impacts upon the parking provision at the site.
- 8.20 The proposed development would therefore satisfy Policy DM18 of the SADMP and the Council's Good 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 proposed development is for a property located within the settlement boundary of Bagworth. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. The proposal would neither cause any adverse

impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP and the Good Design Guide SPD. The proposal and is 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 10th June 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:

- Existing and Proposed Floor Plans and Elevations, Site Location and Block Plan, Drg No. 69SRBH 001 Rev SK01 as received by the Local Planning Authority on the 10th June 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 building.control@blaby.gov.uk or call 0116 272 7533.