

Delegated Report

Planning Ref: 24/00777/HOU
Applicant: Mr & Miss Murphy & Lister
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Brooklyn 49 Main Street Thornton

Proposal: Demolition of existing and erection of replacement garage/workshop

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 application seeks planning permission for the construction of a single storey, brick built (under a shallow duo-pitch steel roof) garage/workshop that will be detached from the main dwelling house.
- 2.2. The proposed outbuilding will be constructed upon the footprint of an existing garage/workshop space (which is brick built under a duo-pitch slate roof) located within the curtilage of the proposal site. The existing outbuilding is located upon the south east boundary (shared with the adjoining neighbour – No. 52 Main St) and is site level with the rear elevation of the main dwelling. The existing outbuilding measures approx. 13.9 in depth by 4.8 metres in width and with a ground level to roof ridge height of approx. 3.8 metres.
- 2.3. A previous householder planning application: 24/00254/HOU (approved 29.04.24) included permission to erect a similar (scale and height) garage/workshop which would involve retaining/integrating the original garage building and extending with a larger element upon its north elevation (under a hipped roof) and a smaller extension to its front (highway facing) elevation. The previously proposed/approved adaption/extensions would form a “L-shaped” outbuilding upon the south east boundary of the proposal site.
- 2.4. Due to structural integrity of the existing outbuilding, the previous approval to extend the existing outbuilding cannot be commenced/achieved by the owner, therefore, this application is a proposed alternative to the previous approval.

3. Description of the site and surrounding area

- 3.1. The application dwelling lies within the settlement boundary of Thornton in a large plot on the northeast side of Main Street. It is a two storey detached house with gable sided main roof form. It has a central glazed porch with hipped roof form to the front elevation and a shallow depth glazed lean-to across its rear elevation. It is constructed of off-white rendered walls, slate roof with a red brick chimney stack and brown uPVC windows.
- 3.2. As discussed above, to the side and rear of the dwelling there is a detached outbuilding that extends 8.2 metres along and just inside the southeast boundary. It has a dual pitched roof with gable fronted roof form and is constructed of white painted facing bricks, slate roof, white painted vertical plank garage style doors to the inside elevation and a brown painted window to the front elevation. There is a loose stone surfaced driveway to the southeast side of the dwelling with tandem parking for at least three vehicles. There is a large garden to the rear.

- 3.3. The neighbouring dwellings either side or opposite the proposal site are predominantly detached two storey houses of varying age, size, design and appearance. In particular the adjoining neighbour located to the South-East of the proposal site: No.52 Main Street which is known as the Old Vicarage, and although not listed, this is a good example of a large Victorian country property, which is typical design for the period.

4. Relevant planning history

24/00254/HOU

- Two storey rear extension and extension to existing detached workshop
- PER
- 29.04.2024

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 comments or objections received

6. Consultation

- 6.1. Thornton Parish Council- No comments received

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- 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 Highway Design Guide (2021)

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 parking provision

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.
- 8.3 In respect of garages the Council's adopted Good Design Guide states:
'Garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene.'
- 8.4 The existing garage/workshop outbuilding, proposed to be demolished as part of this application proposal, is sited approximately 23 metres from the back of the public highway. The (gabled) front elevation (with a roof ridge height of 3.8 metres) can be viewed from the nearby highway, but due to its siting, the building is not a prominent feature in the vicinity of the proposal site.
- 8.5 This application proposes the demolition of the existing outbuilding with the erection of replacement garage workshop upon its footprint, however the proposed garage will also extend approx. 7.5 metres in length beyond the rear elevation of the existing unit.
- 8.6 The proposed garage/workshop will be under a duo pitch roof (constructed from powder coated- grey colour, standing seam profile metal sheets). The proposed eaves height will measure approx. 3.5 metres from ground level and the proposed roof ridge height will measure approx. 4.2 metres from ground level- this therefore creates a relatively shallow roof pitch angle of 15 degrees.
- 8.7 The proposal will be brick built (using reclaimed red bricks) and contain a window, double leaf timber (full height) barn type door and a full height (ground to eaves) timber stable door within the proposed side (north west facing) elevation. These features will face the host dwellings rear garden space and cannot be viewed from the nearby streetscene.
- 8.8 Given the siting and height/scale of the proposed garage/workshop, and furthermore, in consideration of its proposed design and materials I consider the proposed development will not introduce a harmful or incongruous feature within the surrounding streetscene. Also, in consideration its scale and siting, the proposal will also sit comfortably within a relatively large curtilage belonging to the host dwelling.
- 8.9 Furthermore, the proposal will reflect the siting and scale of the existing (and previously approved) outbuilding and will not introduce a feature within the street scene of a greater scale than that can already be viewed.
- 8.10 The proposals are therefore sympathetic to the character and scale of the host dwelling and neighbouring properties and will not introduce a harmful feature in the surrounding streetscene and therefore is considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP and the adopted Good 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.
- 8.12 The proposed garage/workshop would be built upon a rectangular footprint and measure approx. 5.8 metres in width and approx. 15.8 metres in depth. The proposed south east elevation would be sited within 0.5 metres and in part upon the common boundary shared the neighbouring property: No.52 (the Old Vicarage) Main Street. The proposed side elevations would project approx. 7.5 metres from the siting of the original garage's rear elevation, whilst the proposal's eaves height would measure approx. 3.5 metres from ground level and the (shallow) duo-pitch roof above would rise to a proposed ridge height of 0.74 metres above the proposed eaves.
- 8.13 The proposed side (South east facing) elevation will be built in close proximity to the adjoining neighbour's boundary treatment and approx.1.2 metre section of its blank (brick built) side elevation, plus the pitched roof (ridge height 0.7 metres above the eaves), will protrude above the existing/permitted 2 metre height boundary treatment. Despite this visible feature, the adjoining property (No 52) benefits from a relatively large rear garden space , which also contains established shrubs and trees upon the shared boundary , and therefore provide an adequate level screening between the neighbour's garden and views from the dwellings rear living space windows.
- 8.14 Notwithstanding existing vegetation and trees, given the size of the rear garden space and the distance and siting of the proposed garage in relation to the rear elevation of No 52, and moreover, in consideration of the relatively low height of the proposed (in comparison to existing boundary treatments) blank side elevation and the shallow roof pitch – of which its facing slope falls away from the shared boundary) I consider the proposal will not introduce any overbearing or overshadowing features upon the to the adjoining neighbour's rear amenity space or closest windows that serve habitable rooms to any significant degree -than what can already be viewed- to cause any harm to the amenity afforded to the neighbouring dwelling.
- 8.15 Furthermore, this proposal will replaces the previously approved proposal for an enlarged/extended garage space which would have been under a hipped roof with a higher (maximum) roof ridge height than what has been proposed as part of this application. Secondly, evidence has been subsequently submitted to the local planning authority post approval of the previous application , that explains that due to previous concerns raised, the applicants have worked with the owners of the adjoining dwelling (No 52) to reach agreement concerning heights and materials relating to the re-submission (this application) of a proposed garage/workshop. No objections from neighbouring dwellings have been received as part of this application process.
- 8.16 Otherwise, given its siting and design and single storey form the proposal will not contain any doors or window openings that will overlook windows or rear amenity space belonging adjoining dwellings.
- 8.17 Therefore, by virtue of their relative siting, scale, design and separation distances, it is considered that the proposals would have no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The

proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon highway safety

- 8.18 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.19 The site currently provides a minimum of three off-street tandem parking spaces on the loose stone surfaced driveway and as stated in the application form this would not be affected. Furthermore, once complete, the previously approved application would result in the addition of a fourth bedroom. However, the provision of additional parking spaces within the extended garage/workshop building along with the existing parking provision on the driveway would remain unaffected by the proposals. Whilst changes are proposed, this level of proposed additional and existing/retained provision would remain more than adequate to serve the resulting four bedroomed dwelling and be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 proposals relate to extensions and alterations of an existing dwelling located within the settlement boundary of Thornton 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. By virtue of their siting, scale, design and subject to the proposed use the proposal would respect and complement the scale, character and appearance of the existing dwelling, would not overdevelop this substantial plot or result in any significant adverse visual impacts upon the character or appearance of the varied street scene or surrounding.
- 10.3. Furthermore, by virtue of its relative siting, height/scale, design and separation distances, it is considered that the proposal would have no significant adverse

impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would retain more than adequate private rear amenity space and off-street parking provision of at least four spaces to serve the three/four bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the 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:

Drg. no. 3272/6: Proposed elevations, floor plan and roof plan

Drg. no 3272/6: Proposed Block Plan and site location plan

Both drawings received by the local planning authority 9th August 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 extension and alteration shall accord with the approved drg.no. 3272/6: Proposed Elevations, floor plan and roof plan and details provided within the proposed materials schedule of the approved application form submitted as part of this approved application both received by the local planning authority 9th August 2024 and supplementary information (e-mail from agent) regarding proposed roof material colour (slate grey), received by the local planning authority 7.10.24.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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 building.control@blaby.gov.uk or call 0116 272 7533.

2. Old outbuildings and barns are a common roosting site for barn owls and bats. Both of these species are protected by the Wildlife and Countryside Act 1981 under which any deliberate action resulting in the disturbance or destruction of their place of shelter is illegal. If any of these species are found in the building you shall contact Natural England immediately: Telephone 01476 584800.