

Delegated Report

Planning Ref: 24/00048/HOU

Applicant: Mr and Mrs Pawandeep and Pardeep Sangha

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 12 Castell Drive Groby Leicester

Proposal: Single storey rear extension, roof extension and alteration to dwelling

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, roof extension and alterations to 12 Castell Drive, Groby.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 2.00 metres and would have a width of approximately 8.17 metres. It would feature a flat roof which would measure approximately 2.98 metres to the eaves and approximately 3.23 metres to the ridge
- 2.3. The existing flat roof to the western (side) elevation of the dwelling is proposed to be replaced with a pitched roof measuring 4.96 metres in eaves and approximately 8.44 metres to the ridge to match the existing dwelling.
- 2.4. Additional alterations include the addition of a roof lantern to the proposed rear extension along with a set of four bi-fold doors and a single window to the southern (rear) elevations. The addition of four Velux windows to the northern (front) elevation and two Velux windows to the southern (rear) elevation.
- 2.5. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached dwelling situated within the settlement boundary of Groby. The dwelling is situated to the southern side of Castell Drive and is characterised by the use of red brick and cream render to the walls, brown interlocking tiles to the roof and white uPVC windows and doors. The front elevation features a red brick wall to north, east and west boundary lines, the wall has a maximum height of 1.00 metre. The land levels at the site slope to the northern side of the highway, Castell Drive.
- 3.2. The majority of the street scene varies in terms of design, scale and finish, with the exception of the neighbouring dwelling, 14 Castell Drive which mirrors the design and scale of the application dwelling.

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. Groby Parish Council

- 6.2. *“With the lack of a parking plan and the increase in bedrooms the Planning & Development Committee questioned as to whether if there is sufficient parking for the size of the property.*

The committee also questioned and noted that in the extension (with a separate entrance) there is currently an office/bedroom on the ground floor (which is going to reduce in size) and questioned if running a business from the property there would be insufficient parking for potential customers.”

7. Policy

Core Strategy (2009)

- 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)

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 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.”

- 8.4 The proposed extension would project outwards from the existing rear elevation by 2.00 metres and would have a width of approximately 8.17 metres. It would mirror the existing building line of the dwelling and would therefore not be viewable from the street scene. The development would feature a flat roofed design which would feature a slope of approximately 92 degrees to the north. The existing dwelling at current hosts a flat roof design to the east side of the dwelling (proposed to be replaced by a pitched roof) therefore a flat roof is considered to be in line with the design of the existing dwelling. By virtue of the above this aspect of the development is considered to be an acceptable addition as it would not be viewable from a public vantage point and it would not be dissimilar to the design the dwelling currently hosts.
- 8.5 A pitched roof is proposed to replace the existing flat roof to the eastern side of the application dwelling. The roof is to mirror the existing ridge and eaves height of the existing dwelling and would follow the existing roof slope. The proposed alteration would be a complementary addition to the dwelling and would add a positive contribution to the street scene.
- 8.6 Four Velux roof lights are proposed to the northern (front) elevation, which are proposed to be fitted flush to the roof of the existing dwelling. Various examples of Velux roof lights fronting the highway can be observed to the east and west of Castell Drive. Particular observation has been given to the Velux roof lights present at 8 Castell Drive and 14 Castell Drive which are of a similar design and scale. This aspect of the proposal is therefore not considered to have an adverse impact upon the character of the area.
- 8.7 Additional alterations include the addition of a roof lantern to the proposed rear extension along with a set of four bi-fold doors and a single window to the southern (rear) elevations and two Velux windows to the southern (rear) elevation.
- 8.8 The proposed external materials are to match those of the existing dwelling.
- 8.9 By virtue of its single storey nature, the scale of this extension would be acceptable in relation to the two storey host dwelling. There are numerous examples of similar development within the street scene, and therefore the proposal is considered to comply with policy DM10 of the SADMP and the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 The proposed rear extension would project approximately 0.60 metres forward of the neighbouring dwelling to the west, 14 Castell Drive. Therefore, by virtue of the minimal projection there is not considered to be an adverse impact upon the occupiers of 14 Castell Drive. No windows are proposed to the western elevation.
- 8.12 The proposed rear extension would project approximately 3.32 metres forward of the neighbouring dwelling to the west, 10 Castell Drive. An outbuilding currently sits to the rear of the application dwelling, measuring approximately 5.70 metres in depth and approximately 3.65 metres in width. No windows are proposed to the eastern elevation.

- 8.13 Proposed alterations include the addition of a roof lantern to the proposed rear extension along with a set of four bi-fold doors and a single window to the southern (rear) elevations and two Velux windows to the southern (rear) elevation.
- 8.14 The proposed Velux would feature a depth of approximately 0.10 metres and would slope to the north, away from the neighbouring dwellings to the east and west. Particular observation has been given to 14 Castell Drive which also features Velux roof lights to the rear extension as granted prior approval under application 13/00661/HHGDO the proposed addition is therefore not out of character with the surrounding design. By virtue of the above, it is considered that this aspect of the development would not have an adverse impact upon residential neighbouring amenity.
- 8.15 A strong line of vegetation sits to the north (rear) of the dwelling and by virtue of this there would be no adverse impacts in terms of overlooking for the dwellings situated to Sycamore Drive and Slate Brook Close.
- 8.16 Overall, due to the minimal projection the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

Impact upon highway safety

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 A comment has been received from Groby Parish Council in relations to the whether there would be sufficient parking remaining at the property if extended.
- 8.19 The Leicestershire Highways Design Guide, Highway Requirements Part 4 outlines that dwellings with 4 or more bedrooms should host a minimum of 3 parking spaces.
- 8.20 The dwelling is proposed to host 6 bedrooms instead of the existing. The additional bedroom will be made by way of loft conversion and would not be situated within the proposed rear extension. The bedroom to the ground floor is not seen to be permanently occupied as its main purpose looks to be an office space.
- 8.21 The dwelling hosts 2 off-street parking spaces at current. There is also sufficient space on the adjacent highway (Castell Drive) for minimal on street parking.
- 8.22 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the Leicestershire Highways Design Guide.
- 8.23 In this regard, the proposal would comply with Policy DM18 of the SADMP.

Other Matters

- 8.24 Groby Parish Council have raised concern whether the office/bedroom to the ground floor is to be used to run a business from the property therefore resulting in insufficient parking for potential customers.
- 8.25 From the records available the Local Planning can see that the proposed office/bedroom to the ground floor hosting a separate entrance has been in situ for a minimum of 15 years.
- 8.26 If the applicant intends to run a business from the property in which would increase the level of people attending the dwelling at any one time permission would need to

be obtained for a part change of use of the dwelling from residential (C3) to commercial (Use class depending on the intended use).

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 Groby. 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 of the SADMP. 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 16th January 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the 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:

Site Location Plan

Proposed Block Plan, Drg No. 02

Proposed Floor Plan, Drg No. 06

Proposed Roof Plan, Drg No. 07

Proposed Elevations, Drg No. 08 as received by the Local Planning Authority on the 16th January 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the 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.