

Delegated Report

Planning Ref: 23/01179/HOU

Applicant: Mr Leonardo Tantari

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 181 Main Street Newbold Verdon Leicestershire

Proposal: Single storey front, side and rear extensions and alterations 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. This householder application seeks planning permission for front, side and rear extensions and alterations to a detached bungalow, 181 Main Street, Newbold Verdon.
- 2.2. The proposed scheme seeks to provide a contemporary re-styling of the application dwelling and includes the use of a mix of white render and vertical timber cladding to external walls, replacement and new grey uPVC windows and glazed panels and matching roof tiles throughout to reflect the contemporary design.
- 2.3. The proposed front extension would extend 1.5 metres in depth forward of the existing main front elevation for a width of 5.6 metres and would have a dual pitched gable fronted roof form with an eaves height of 2.5 metres and a ridge height of 4.7 metres. The rear extension would extend 2.7 metres in depth from the existing main rear elevation for a width of 9.1 metres and would have a dual pitched roof form with an almost fully glazed rear gable with an eaves height of 2.5 metres and a ridge height of 5.4 metres. The proposed side extension would replace an existing car port and would be set back 2 metres from the new front elevation, extend 2.5 metres from the existing main side elevation and extend for a depth of 9.8 metres to adjoin an existing side extension of the same width. A number of additional roof lights are also proposed, predominantly to the side roof elevations.
- 2.4. Amended plans have been received to remove the detached double car port originally proposed within the site frontage following case officer concerns raised in respect of its visual impact on the street scene. As this has been removed, no re-consultations on the amended plans are considered to be necessary or have been undertaken in this case.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon and in a residential area. It is a detached bungalow with a hipped main roof and both hipped and gabled subordinate extensions. It has a car port attached to the side elevation fronted by a garage door, an open front porch with dual pitched gabled roof supported by brick pillars and a multi-faceted conservatory attached to its rear elevation. It is constructed with a plain red brick plinth and off-white painted roughcast render to external walls, small brown plain concrete roof tiles and white uPVC windows. The site frontage is surfaced in concrete block paving and loose stone and provides a minimum of four off-street car parking spaces. The rear garden is enclosed by 2 metres high solid close boarded timber fencing and currently provides approximately 250 square metres of private amenity space.

- 3.2. There are detached bungalows with hipped roof and gable fronted roof in similarly sized plots either side of the application dwelling. The wider street scene comprises a mix of dwellings of varying type, scale, design and appearance.

4. Relevant planning history

06/00932/FUL

- Extensions and alterations to dwelling
- Permitted
- 13.10.2006

07/01281/FUL

- Extensions and alterations to dwelling (revised scheme)
- Permitted
- 18.12.2007

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.

- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Newbold Verdon Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

- 7.2. Site Allocations and Development Management Policies (SADMP) 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)
- Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- 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 The proposed front extension would extend only 1.5 metres forward of the existing main front elevation for a clearly subordinate width of 5.6 metres and would have a dual pitched gable fronted roof form with an eaves height of 2.5 metres to match that of the main roof and a clearly subordinate ridge height of 4.7 metres. The rear extension would extend for an appropriate depth of just 2.7 metres from the existing main rear elevation for an appropriate width of 9.1 metres and would have a dual pitched roof form with an eaves height of 2.5 metres to match that of the main roof and a subordinate ridge height of 5.4 metres. The proposed side extension would replace an existing car port to the same width and depth. It would be set back 2 metres from the new front elevation, extend only 2.5 metres from the main side elevation and extend for a depth of 9.8 metres to adjoin an existing side extension of the same width. A number of additional roof lights are also proposed, predominantly to the side roof elevations where they would have no significant adverse visual impacts. Notwithstanding that the proposal would extend the dwelling to three sides, given the previous extensions carried out to the bungalow, the proposed front and rear extensions are rightly modest in size and the side extension a direct replacement in terms of its footprint.
- 8.4 The proposed scheme seeks to provide a contemporary re-styling of the application dwelling and includes the use of a mix of white render and vertical timber cladding to external walls, replacement and new grey uPVC windows and large glazed panels and matching roof tiles throughout to reflect the contemporary design and ensure a satisfactory and uniform appearance.
- 8.5 The proposed scheme for extensions and alterations would result in a contemporary re-styling of the existing more traditionally styled bungalow. However, by virtue of their siting, modest and clearly subordinate scale, their design and the proposed use of appropriate and complementary external materials in their construction to ensure a satisfactory appearance, the proposals are considered to respect the scale of the existing bungalow and to respect, complement and enhance the overall character and appearance of the application bungalow without any significant adverse visual impacts on the already varied wider street scene. The revised proposals are therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The proposed rear extension would be constructed 1 metre inside the side boundary and to the blank side elevation of the garage serving the neighbouring detached bungalow to the northeast (No. 183). The neighbouring dwelling itself being located much further forward and off set from the side boundary by approximately 3.5 metres where the proposals would have no significant adverse overbearing or overshadowing impacts on the residential amenity of the neighbouring occupiers of No. 183. A new side door is proposed in the near side

elevation but this would face the blank side elevation of the neighbouring garage and the proposed roof lights in the near side elevation roof facing No. 183 would be at high level and therefore would not result in any significant adverse impacts on the privacy of the occupiers of No. 183 from any direct overlooking.

- 8.8 The neighbouring dwelling to the southwest (No. 179) is a detached bungalow with gable fronted roof form. It is set off the side boundary with the application dwelling by approximately 3 metres with a flat roof garage and canopy structure along its side elevation covering the space between. The proposed side extension would be constructed 1 metre inside the side boundary with No. 179 and would replace the existing car port on the same footprint and to a similar height. By virtue of its siting to the northeast, replacement nature, scale, design and separation distance, it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of the neighbouring occupiers of No. 179. Whilst new windows are proposed in the near side elevation facing No. 179, the proposed retention of the existing 2 metres high solid close boarded timber panel fencing along the side boundary would continue to protect the privacy of both respective occupiers. The proposed roof lights in the near side elevation roof facing No. 179 would be at high level and therefore would not result in any significant adverse impacts on the privacy of the occupiers of No. 179 from any direct overlooking.

- 8.9 By virtue of the siting, scale, design, separation distances and existing screening, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The site currently provides off-street parking for a minimum of five cars within the car port (although not currently used as such) and on the existing block paved and loose stone surfaced hard standing within the site frontage to serve the existing four bedroomed dwelling.
- 8.12 The proposals would not increase the number of bedrooms within the application bungalow but would result in the loss of the existing car port and a small reduction of the site frontage. Nevertheless, and notwithstanding this, the site frontage would remain adequate in size to provide a minimum of four off-street car parking spaces to serve the resulting four bedroomed dwelling. This provision would remain adequate to serve the existing/resulting dwelling and therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide.

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 proposals relate to extensions and alterations to an existing dwelling within the settlement boundary of Newbold Verdon 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. The proposed scheme for extensions and alterations would result in a contemporary re-styling of the existing bungalow. However, by virtue of their siting, scale, design and the proposed use of appropriate and complementary external materials in their construction, the proposals are considered to respect, complement and enhance the overall scale, character and appearance of the application bungalow and not to result in any adverse visual impacts on the already varied wider street scene. By virtue of their siting, scale, design, separation distances and existing screening, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off street parking for a minimum of four cars would be retained within the site frontage along with more than adequate private rear amenity space of approximately 230 square metres to serve the resulting 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: Location Plan Drawing No. 23 75 06 received by the local planning authority on 5 December 2023 and Proposed Floor Plan, Proposed Roof Plan and Proposed Elevations Drawing No. 23 75 04 Rev A received by the local planning authority on 17 January 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 extensions and alterations hereby permitted shall be in accordance with the external materials details provided within the submitted Planning Application Form and detailed on the approved Proposed Elevations Drawing No. 23 75 04 Rev A received by the local planning authority on 17 January 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).

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.