

Delegated Report

Planning Ref: 23/01036/HOU

Applicant: Mr And Mrs N And S McLean

Ward: Twycross, Sheepy and Witherley

Site: Llamedos, Mill Lane, Sheepy Parva

Proposal: Single storey front, side and rear extension, new roof to create a loft space, alteration to dwelling and associated parking



Hinckley & Bosworth
Borough Council

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 application proposes a single storey front, side and rear extension, a new roof to create a loft space, alteration to dwelling and associated parking. The application follows a recent approval for a similar scheme under application reference 23/00690/HOU.

3. Description of the site and surrounding area

- 3.1. The property is located on Mill Lane, Sheepy Parva and is a single storey bungalow. Mill Lane slopes significantly from East to West, and the development site is located along a row of residential development. Mill Lane consists of a mix of detached bungalows and two storey dwellings. The rear of the development site faces onto a small section of the rear gardens of 'The Green' and faces onto the open Countryside.

4. Relevant planning history

23/10050/PREHMO

New Roof to Property to allow for new room in roof, and single storey front extension, internal alterations and amendments to driveway to accommodate additional parking

Advice given

12.05.2023

23/00690/HOU

Single storey front, side and rear extension, new roof to create first floor extension and oak front canopy

Planning permission

01.09.2023

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours.
- 5.2. One objection has been received relating to concerns of privacy over neighbouring properties.

6. Consultation

- 6.1. Sheepy Parish Council: In support of the proposal.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

7.3. Sheepy Parish Neighbourhood Plan (SPNP) 2018-2036:

- Policy S1: Countryside
- Policy S8: Design

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 highway safety

Design and impact upon the character of the area

- 8.2. Policy S8 of the 'made' SPNP seeks to ensure that the design of development proposals respond positively to the character of the area in which they are located and the features of its setting, and work with the scale, form and character of the location and make a positive contribution.
- 8.3. Policy DM4 of the adopted SADMP states that to protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. The policy goes on to list a number of categories of development that would be considered sustainable in the countryside. These include proposals for the extension and alteration of existing buildings which lead to an enhancement of the immediate setting and where, amongst other matters, the proposal does not have a significant adverse effect on the appearance and open character of the countryside.
- 8.4. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.5. The setting on the development site is on Mill Lane. Mill Lane comprises of a mix of one and two storey dwellings, which a mix of design and materials used. It is considered that the proposed alterations including the alterations to the roof and associated extensions would not cause detrimental impacts upon the character of the area or impact negatively upon the form and character of the area, by virtue of its design, scale, layout and materials.
- 8.6. It is therefore considered that the proposals are in general accordance with Policy 8 of the SPNP and Policies DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7. Policy S8 of the 'made' SPNP requires that development show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.8. It is considered that the proposed extensions and alterations as a whole would not cause detrimental impacts upon the residential amenity of neighbouring properties, when considering the proposed extensions. This is in terms of loss of light, overbearing impacts and overshadowing. However, within the proposals a rear balcony has been proposed under the proposed plans, which could have detrimental impacts in regards to overlooking and loss of privacy. It is however considered that whilst some loss of privacy and overlooking impacts will result from the approval of the balcony, when considering the existing overlooking from the two storey properties along The Green, into neighbouring garden spaces, the balcony under this proposal is not considered to have significant impacts to warrant a refusal of planning permission. In addition, given the previous planning permission granted allowed the rear elevation with only a slight amendment, it is not considered that any further issues would arise.
- 8.9. The proposals can therefore be considered to be in accordance with Policy 8 of the SPNP and Policy DM10 of the SADMP.

Impact upon highway safety

- 8.10. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.11. The proposal seeks to increase the size of the development site to accommodate for an additional bedroom, increasing the total number of bedrooms from two to three. This would require two off-street parking spaces to cater for the development. As indicated on the proposed plans two off-street car parking spaces could be provided at the property. It is also considered that there are no expected detrimental impacts upon highway safety arising from the proposed development, and as such it can be considered that the proposed development is in accordance with Policies DM17 and DM18 of the SADMP.

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 proposal seeks to erect a single storey front, side and rear extension, new roof to create a loft space, alteration to dwelling and associated parking. The proposal is deemed acceptable due to the limited adverse impacts upon the character of the area, neighbouring residential amenity and highway safety.

10.2. It is considered that the proposed development would be in accordance with Policies S1 and S8 of the SPNP and Policies DM4, DM10, DM17 and DM18 of the adopted SADMP.

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:

Site Location Plan Drg No. 23.4272
Proposed Floor Plans Drg No. 23.4272.11
Proposed Elevations Drg No. 23.4272.12

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 proposed elevations of the extensions shall accord with the approved materials detailed within the application form.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.