

Delegated Report

Planning Ref: 23/00787/HOU

Applicant: Mark Moore

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Bungalow Peckleton Road Kirkby Mallory

Proposal: Single storey rear extension

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 at Bungalow, Peckleton Road, Kirkby Mallory.
- 2.2. The proposed rear extension would project outwards from the rear elevation by 7.60 metres and would have a width of 4.70 metres. It would feature a flat roof and would measure 2.80 metres in height.
- 2.3. Additional works include the installation of a roof light measuring 1.20 metres in width, 2.40 metres in depth and 0.55 metres in height.
- 2.4. All external materials are to match the existing dwellinghouse, with the exception of the use of felt to the roof.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached dormer bungalow situated outside of the settlement boundary of Kirkby Mallory. The dwelling comprises the use of red facing brick to the walls, brown tiles to the roof and white uPVC to the windows and doors. The front of the dwelling hosts a large block paved driveway, enclosed by hedgerows to the front and a mixture of fences and brick walls to the sides and rear.
- 3.2. The site measures approximately 2,704 metres squared in total and is surrounded by large areas of Green land. To the north-east sits a residential dwelling (Windycot, Peckleton Road, Kirkby Mallory) which is situated approximately 45.00 metres from the application dwelling.
- 3.3. An area of undeveloped land also owned by the applicant sits to the north-east of the application dwelling.
- 3.4. There is no uniform character within the area.

4. Relevant planning history

03/00266/OUT

- ERECTION OF REPLACEMENT DWELLING AND GARAGING
- APPRET
- 27.02.2003

03/01339/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 06.01.2004

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. No objections have been received.

6. Consultation

- 6.1. No objections have been received from Kirkby Mallory, Peckleton and Stapleton Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 13: Rural Hamlets
- 7.2. 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
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

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

Assessment against strategic planning policies

- 8.2. Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies (SADMP) provide a presumption in favour of sustainable development. Policy DM4 of the SADMP sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.
- 8.3. This application proposes a rear extension to an existing dwelling and therefore is a sustainable development within the countryside and acceptable in principle.

Compliance with the relevant sections of Policy DM4 of the SADMP will be assessed further in the following section.

Design and impact upon the character of the area

- 8.4 Policy 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 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.6 The Good Design Guides states that *“Rear extensions should be designed to be clearly subordinate to the main dwelling.”* The proposed rear extension would project outwards from the rear elevation by 7.60 metres and would have a width of 4.70 metres. It would be single storey in nature, however it would be viewable from Peckleton Road due to the openness of the site. A 2.00 metre brick wall is at present situated to the south-west side elevation of the dwelling, by virtue the proposed addition of the rear elevation would only change the view by a minor extent.
- 8.7 The proposed would feature a flat roof which would measure 2.80 metres in height. The Good Design Guides 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”*. A flat roof design does not currently form part of the original design, however by virtue that the flat roof would only be viewable from a public vantage point to a small extent it is considered to complement the appearance of the original dwelling. Notwithstanding its size and scale, by virtue of the location of the proposal, and it being set back from the highway by approximately 24.13 metres it is considered that the proposal would not result in any adverse impacts on the rural and open character of the surrounding countryside.
- 8.8 The proposed materials will be consistent with the original dwelling, with the exception of the use of felt to the roof. This addition, however would not detract from the character of the dwelling or the surrounding area.
- 8.9 Criterion ii – v of Policy DM4 of the SADMP would not be relevant to this application as the proposal would not undermine the separation between settlements, not create or exacerbate ribbon development and is not located in the Green Wedge or the National Forest.
- 8.10 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area/countryside and therefore complies with Policies DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 The nearest neighbouring dwelling (Windycot, Peckleton Road, Kirkby Mallory) would be situated approximately 52.75 metres from proposed extension. It would

feature a set of three bi-fold doors, a window, a door and a rooflight to the north-east elevation, however due to the hedgerows, the blank façade and the separation distance there are not considered to be any adverse impacts upon the occupiers.

- 8.13 It is therefore considered that the proposal would not have an adverse impact upon the residential amenity of this neighbouring dwelling in terms of loss of light, overlooking or overbearing nature.

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 proposal would respect the character of the existing dwelling and the surrounding area. It would retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighboring properties. It would have no impact upon highway safety. The application is considered to be in accordance with Policies DM1, DM4, DM10 of the 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 10th August 2023.

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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing & Proposed Elevations and Floor Plans Drg No. 1617/1, Site Location Plan Drg No. 1617/SL and Block Plan Drg No. 1617/BP as received by the Local Planning Authority on the 8th August.

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).

11.3 Notes to applicant

- 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.