

Delegated Report

Planning Ref: 24/00635/HOU

Applicant: Mr Mick Steele

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Grange Cottage Orton Lane Sheepy Magna Leicestershire

Proposal: Part two storey and part single storey rear extension with connecting canopy

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 a part two storey and part single storey rear extension with connecting canopy to the rear elevation of a dwelling, Grange Cottage, Orton Lane, Sheepy Magna.

2.2. The two storey part of the proposed rear extension would replace the existing conservatory and would extend 3.2 metres in depth from the main rear elevation and for a width of 4.8 metres. It would have a dual pitched roof forming a rear gable with the same eaves height and marginally lower ridge height as the main roof. It would have four glazed doors to both the ground and first floor rear elevation, the upper floor with a metal balustrade forming a Juliette balcony. The proposed single storey rear extension would extend to the same 3.2 metres depth and extend for a further 4.4 metres in width across the rear elevation to the northwest. It would have a lean-to roof form with an eaves height of 2.4 metres and maximum height of 3.3 metres. The proposed lean-to roof would extend for a further 5 metres in width as an open canopy. Matching corresponding external materials are proposed in the construction of the extension.

3. Description of the site and surrounding area

3.1. The application site is located in the countryside to the northwest of Sheepy Magna and southeast of Orton on the Hill and to the north side of Orton Lane. It comprises a two storey detached house with gable sided main roof form, a dual pitched roof porch to the side elevation, a glazed pitched roof conservatory to the rear elevation and a detached triple garage with dual pitched gable sided roof form to the northwest of the dwelling. It is constructed with smooth off-white rendered walls, plain clay roof tiles and golden oak uPVC windows and doors. The elongated plot extends to both the northwest and southeast of the dwelling with two separate accesses providing ample off-street parking and turning within existing garaging and on loose stone surfaced hard standing along with ample private amenity space. The site frontage either side of the dwelling is enclosed by conifer hedgerows of between 2½ - 3 metres in height. The application site is surrounded by agricultural fields.

4. Relevant planning history

13/01033/HOU

- Proposed new access
- Permitted
- 13.02.2014

13/00811/HOU

- Extension and first floor playroom to garage
- Permitted
- 18.12.2013

89/00918/4

- Detached treble garage
- Permitted
- 22.09.1989

5. Publicity

- 5.1. There are no nearby neighbouring properties. A site notice was posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Sheepy Parish Council support the application.

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan (SPNP) 2018-2036 (2022)
- Policy S1: Countryside
 - Policy S8: Design
- 7.2. Core Strategy (2009)
- No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide
- 8. Appraisal**
- 8.1. Notwithstanding the countryside location outside of any settlement boundary, extensions and alterations to existing domestic properties within established residential curtilages 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 dwelling and surrounding countryside
- Impact upon parking provision

Design and impact upon the character of the dwelling and surrounding countryside

- 8.2 Policy S1 of the 'made' SPNP identifies householder development as being sustainable and acceptable in principle in countryside locations, subject to the caveats within Policy DM4 of the adopted SADMP. 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 rural appearance and open character of the countryside.
- 8.3 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.
- 8.4 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 various forms of house extensions and in respect of rear extensions states:
- 'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.'*
- 8.5 The two storey part of the proposed rear extension would extend for an appropriate depth of 3.2 metres from the main rear elevation and for an appropriate width of 4.8 metres. It would have an appropriate dual pitched roof forming a rear gable with the same eaves height and marginally lower ridge height as the main roof. It would have four appropriately proportioned and styled glazed doors to both the ground and first floor rear elevation, the upper floor with a metal balustrade forming a Juliette balcony. The proposed single storey rear extension would extend to the same appropriate 3.2 metres depth and extend for a further 4.4 metres in width across the rear elevation to the northwest with appropriately proportioned and styled fenestration. It would have an appropriate lean-to roof form with an eaves height of 2.4 metres and maximum height of 3.3 metres. The proposed lean-to roof would extend for a further 5 metres in width as an open canopy across the remainder of the rear elevation and just beyond. By virtue of the appropriate depths, widths and heights, the proposal would appear as a clearly subordinate addition to the existing dwelling. By virtue of being sited to the rear elevation where it would not be visually prominent and within an established residential garden, the proposal would have no adverse visual impacts on the open character or rural appearance of the surrounding countryside.
- 8.6 By virtue of its siting, scale, design and proposed use of matching corresponding external materials to ensure a satisfactory and uniform appearance it is considered that the proposed extension and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant visual impacts upon the rural character and open appearance of the

surrounding countryside. The proposal is therefore considered to be in accordance with Policies S1 and S8 of the 'made' SPNP, Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.7 Policy S8 of the 'made' SPNP requires that development provides safe and suitable access with appropriate on-site parking provision. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.8 The site currently provides more than adequate off-street parking and turning space to serve the existing four bedroomed dwelling within the existing detached garaging and on the extensive hardstanding and driveways within the application site to the northwest side of the dwelling. The proposal would result in the provision of an additional fifth bedroom but the existing parking provision would be unaffected and retained and remain more than adequate to serve the resulting five bedroomed dwelling. The proposal is therefore considered to be in accordance with Policy S8 of the 'made' SPNP, 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.
- 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. Notwithstanding its location outside of any settlement boundary and therefore within designated countryside, the proposal is an extension and alteration to an existing dwelling within an established residential curtilage and therefore there is a general presumption in favour of sustainable development as set out in Policy S1 of the 'made' SPNP, Policies DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.

- 10.2. By virtue of its siting, scale, design and proposed use of matching corresponding external materials to ensure a satisfactory and uniform appearance it is considered that the proposed extension and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant visual impacts upon the rural character and open appearance of the surrounding countryside. There are no neighbouring dwellings. More than adequate off-street parking and private amenity space would be retained within the site to serve the resulting five bedroomed dwelling. The proposal would be in accordance with Policies S1 and S8 of the 'made' SPNP, Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and is 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 at scale 1:1250 and Proposed Site Layout Plan Drawing No. GC-004 received by the local planning authority on 26 July 2024 and Proposed Ground Floor and Upper Floor Sections Drawing No. GC-009 Rev 02, Proposed Upper Floor Section, Roof Plan and Side Section Drawing No. GC-007 Sheet 3, Proposed Elevations and Roof Plan Drawing No. GC-002 Rev 04 and Proposed South (rear) Elevation Drawing No. GC-010 received by the local planning authority on 14 August 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 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 alterations hereby permitted shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and 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.