

Delegated Report

Planning Ref: 23/00989/HOU
Applicant: Mrs Allison Smile
Ward: Twycross Sheepy & Witherley

Site: 24 Church Lane, Fenny Drayton



Hinckley & Bosworth
Borough Council

Proposal: Front ground floor granny flat extension.

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for a front ground floor extension, to create a separate granny flat within the existing dwelling.
- 2.2. The single storey front extension will protrude 4m from the existing front elevation of the main dwelling and will measure 4.3m in width. It will have a pitched roof, 2.8m to the eaves and 4.7m to the ridge.
- 2.3. The existing front window will be added into the new front elevation. The new pitched roof will have two roof lights, one on each slope of the new pitched roof. New windows with obscured glass will be added onto the side elevations.

3. Description of the site and surrounding area

- 3.1. The site is located within the settlement boundary of Fenny Drayton. The dwelling is a detached bungalow with generous front and rear gardens. The street scene is characterised by detached bungalows and two-storey dwellings, with no uniform style. There is a detached garage to the front of the property that lies between the extension and the highway.

4. Relevant planning history

None.

5. Publicity

- 5.1. Neighbours were notified of the application, no comments have been received.

6. Consultation

- 6.1. No objections have been received.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- 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) (2021)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

- 8.1. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (SADMP) 2016.

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 DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

- 8.3 The proposed self-contained extension is appropriately designed and has no adverse impact on the street scene and therefore is a subordinate and acceptable addition to the existing dwelling. The proposal complies with Policy DM10 of the SADMP and the GDG.

Impact upon residential amenity

- 8.4 By virtue of the height and siting of the proposed extension it is considered that this proposal would not have a detrimental impact on the residential amenity of the occupiers of the neighbouring properties. Any new windows facing neighbouring properties are obscured to retain privacy. Future occupiers of the annex will have adequate levels of amenity.

- 8.5 In light of the above, the proposal would comply with Policy DM10 of the SADMP and the GDG.

Impact upon highway safety

- 8.6 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed.

- 8.7 The proposed extension does not increase the number of bedrooms on the residential plot. As the arrangements for turning into and off the highway will not change, and the need for on-street parking is unlikely to increase there would be no adverse impact to highway safety and parking provision.

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. By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development complies with Policies DM1, DM10, DM17 and DM18 of the SADMP and the GDG.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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
- Proposed Floor Plans, Drg No. 2309/05
- Proposed Elevations, Drg No. 2309/08
- Proposed Block Plan, Drg No. 2309/02

All received on 06/10/2023.

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 extension and alteration shall accord with the approved submitted application details, as follows:

- Proposed Elevations, Drg No. 2309/08. Received on 06/10/2023.

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).

4. The extension hereby permitted should be used as ancillary accommodation to the dwelling known as 24 Church Lane and shall not be occupied as an independent unit of residential accommodation.

Reason: To ensure the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document.

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.