

Delegated Report

Planning Ref: 24/00750/HOU

Applicant: Karl Martin

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Sharnford House 70 Clarence Road Hinckley

Proposal: First floor front and rear extension including the replacement of garage roof from flat to pitched.

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 seeks full planning permission for extensions to the front and rear of the host dwelling.
- 2.2. The proposed front extension consists of a brick built gable protrusion to be sited above the existing garage unit (currently under a flat roof) which itself protrudes beyond a section of the host dwelling's front elevation. This element of the proposal will protrude approximately 1.8 metres beyond the existing upper front elevation and will span the width of the existing garage below. The extension includes a single window opening and will be under a tiled duo-pitch roof above (including two velux type roof lights). The front extensions roof will adjoin the host dwellings main hipped roof, whilst its ridge will sit approx. 3metres below the apex of the main roof. The front extension will provide a new wc/shower room space.
- 2.3. The remaining part of the existing garage roof that will not support the proposed extension above is proposed to be extended by a tiled duo pitch roof (ridge height approx. 3.9 metres from ground level below).
- 2.4. The proposed rear extension effectively consist of the infilling of the footprint (2.8 m depth by 6.2m width of an existing first floor balcony area (accessed from an existing bedroom space). This extension will be under a duo pitch tiled roof and will form a "gable to hip" feature to the rear elevation. This rear extension will include a proposed Juliet style balcony front French doors. The rear extension will provide an enlarged bedroom space.

3. Description of the site and surrounding area

- 3.1. 70 Clarence Rd (Sharnford House) is brick built (under a hipped tiled roof) detached dwelling. The host dwelling is of a traditional design but was built mid 20C and is located within a linear row of dwelling houses , this is with exception of the upper end of the street (north east) to where modern (late 20C) blocks of three storey apartment blocks are located opposite and to the north of the proposal site. Otherwise, Clarence Road is predominantly flanked on either side of the highway by Victorian and Edwardian terrace type dwellings, with a few semi-detached and detached dwellings of the same period sited between the terrace rows. One of Hinckley's public parks: Queens Park adjoins the rear boundary of the proposal site and the row of properties located on the western side of Clarence Road.

4. Relevant planning history

89/00195/4

- ERECTION OF CONSERVATORY
- PER
- 30.03.1989

79/00209/4M

- DINING ROOM EXTENSION
- PER
- 25.04.1979

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.

5.2. No comments have been received

6. Consultation

6.1. Leicestershire County Council Ecology – no objections

7. Policy

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

- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicester Highway Design Guide (2021)

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 DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. This is further supported through the adopted Good Design Guide.
- 8.3 HBBC Good Design Guide ordinarily discourages front extensions, especially in relation to terraced and semi-detached properties. However, the guidance advises that front extensions would be acceptable if the scale, height and character respects the host dwelling and character of the surrounding streetscene.
- 8.4 In respect of advice provided in the Good Design Guide, the proposed front extension will be sited upon a relatively large detached dwelling that benefits from a relatively large and deep front amenity space/driveway; moreover, as per the guidance, the front extension takes the form (and character) of the host dwelling and despite being under a proposed duo-pitch roof, due to the proposed ridgeline being sited substantially below the main roof ridge (with an eaves line which follows the existing eaves height), furthermore, the extension will protrude 1.8 metres in depth and will not cover a relatively small (less than 50%) of the existing front elevation. It is therefore considered that the proposed (upper floor) front extension, together with the proposed duo-pitch roof element (to be erected above the garage unit) to be of a design, height and scale that respects the character and scale of the existing dwelling, sit comfortably within its surrounding plot, and furthermore, will not introduce a harmful or obtrusive feature within the surrounding streetscene.
- 8.5 The proposed rear extension, cannot be viewed from the nearby highway, and due to its siting and established tree boundary treatment, it cannot be viewed from the nearby public open space and adjoining dwellings. Moreover, given its siting (upon an existing balcony feature, character and scale it is considered that the rear extension element is sympathetic to the scale and character of the host dwelling and neighbouring properties.
- 8.6 Therefore, the proposed side extension accords with Policy DM10 of the SADMP and the recommendations of The Good Design Guidance SPD.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. This is further supported through the adopted Good Design Guide.
- 8.8 Given its siting and relatively shallow depth, the proposed first floor front extension will not cause any significant overshadowing or introduce any overbearing features to the closest living space windows belonging to the adjoining neighbour (no.72 Clarence Rd). Furthermore, the proposal will not be sited adjacent to rear amenity space belonging to this neighbour and therefore will not introduce to any overbearing features upon the amenity space areas most enjoyed by neighbouring occupants. Otherwise, the proposed front extension will not contain any windows that will introduce overlooking to neighbouring dwelling's living space windows or undue overlooking to their amenity space.
- 8.9 The proposed rear extension will introduce an upper flank wall that will face the adjoining dwellings (no.68) rear amenity space. However, given this wall will be a relatively small addition to the host dwelling's existing side (south-east) elevation, it is

considered that this will not introduce an overbearing feature upon the neighbour's rear amenity space. Moreover, given the siting of large trees (approx. 10 metre) and shrubs located upon the proposal sites common boundary shared with No .68, and in consideration of the proposed rear extension's siting in proximity to the neighbours rear elevation and garden space, which will not intersect a 45 degree splayline drawn from both adjoining neighbours closest windows serving habitable rooms, it is considered that the proposal will not introduce any features that would harm the amenity afforded to both neighbouring dwelling's living space windows or outdoor amenity space most enjoyed by their occupants.

- 8.10 The proposed rear extension will introduce a rear window, which will serve a proposed bedroom space, however this window will not introduce any further overlooking to neighbouring dwelling's rear amenity space than what is already or to expected to be experienced. Moreover, the proposed extension will replace an outdoor balcony area, and therefore the proposal will reduce impact on the privacy afforded to neighbouring dwellings rear amenity space than that is currently experienced.
- 8.11 Overall the proposed extension will not harm the amenity afforded to neighbouring dwellings, and therefore is considered to comply with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.12 Policy DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety. This is reflected in Leicestershire County Council's Highway Design Guide (2021)
- 8.13 The proposal does not create any additional bedroom. Nevertheless, parking is available to the front of the host dwelling for provision for at least four off-street parking spaces and therefore accords with the LHA's highway design and complies with Policy DM10 of the SADMP and guidance set out in the Leicestershire Highway 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.

10. Conclusion

- 10.1. The proposed development would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. In addition sufficient off-street parking provision would be available on the site. On this basis, the proposal is therefore considered to be in accordance with Policies DM10, DM17 and DM18 of the SADMP and is 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:

Amended Drawing, Drg.No 24/39/04B Received by the local planning authority 29th August 2024.

Site Location Plan and Block Plan Drg No. 24/39 05 received by the local planning authority 2nd August 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 extension and alteration shall match the corresponding materials of the existing dwelling.

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 applicant is advised that owls and bats are protected species under the Wildlife and Countryside Act 1981 and should work proceed and any of the above species be discovered, the applicant should contact Natural England immediately.

2. 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.