

Delegated Report

Planning Ref: 26/00327/HOU

Applicant: Mr David Sanderson

Ward: Newbold Verdon with Desford & Peckleton

Site: 35 Main Street, Peckleton



Hinckley & Bosworth
Borough Council

Proposal: Single storey front and side 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 householder planning permission for a single storey side extension, replacing an existing single storey conservatory.

2.2. The application has been amended to include an additional window to the west facing side elevation of the proposed extension.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Peckleton on an extensive plot. It is a 20th century detached bungalow with gable sided main roof form and glazed conservatory additions to either side, one with a multi-faceted roof form, the other with a lean-to roof form. It has a flat roofed square bay window and floating bay window to the front elevation. It is constructed with red/brown facing bricks, brown plain concrete roof tiles and light brown uPVC windows. It has a detached garage with dual pitched roof and gable fronted roof form set back to the side and rear. There are additional off-street parking spaces on hard-standing to the side.

3.2. The bungalow occupies an elevated position in relation to Main Street to the south but is set well back from the highway behind a large lawn and the site frontage is enclosed by a 2m high hedgerow. The rear garden is enclosed by a variety of types and heights of fencing and 2m high hedgerow planting. Ground levels fall generally from east to west. The rear garden also falls to the north.

3.3. The application bungalow lies within a row of individually designed and styled dwellings of varying scale and appearance. The detached bungalow to the east (No. 37) has recently been substantially extended to the rear and remodelled in a contemporary style. To the west there is a detached dormer bungalow with white rendered walls of more traditional appearance.

4. Relevant planning history

23/01075/HOU

Two storey rear extension, single storey side extension, front and rear canopy, solar panels and alterations to dwelling

Planning permission

11/01/2024

24/00108/HOU

Two storey rear extension, single storey side extension, front and rear canopy, solar panels and alterations to dwelling

Planning permission

22/03/2024

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. No comments received.

6. Consultation

- 6.1. Kirkby Mallory, Peckleton and Stapleton Parish Council: No comments received.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Delivering Renewable Energy and Low Carbon 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) (2024)
 - Planning Practice Guidance (PPG)
- 7.3. Other relevant guidance
 - Good Design Guide (GDG) (2019)
 - National Design Guide (2019)

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary. Therefore, the development of the single storey extensions is acceptable in principle, subject to the assessment of all other material considerations. Their key issues in respect of this application therefore are:
 - 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 development is for a single storey side and front extension, located in situ of an existing single storey conservatory projecting out of the side elevation of the dwelling.
- 8.4. The site is well screened by established hedgerow however, the development will be visible from public vantage points, namely the highway, and on the approach from the west. The design of the development is considered to be an improvement on the existing conservatory and would not be out of character of the area, when considering the mix of designs and materials used on the neighbouring plots.

- 8.5. The development is considered to have no detrimental impact on the character of the area and as such would be considered to be in general accordance with Policy DM10.

Impact upon neighbouring residential amenity

- 8.6. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.7. The single storey side and front extension is located between the development site and No. 31 Main Street. No.31 is sited on a lower land level due to the slope of the road, and benefits from a single storey side conservatory which is located between the neighbouring and development site. It is considered that there would be overlooking and potential loss of privacy issues as part of the proposed dwelling – however, when considering the existing side conservatory and the development site, the impact of overlooking would not be significantly worsened as a result of this development.
- 8.8. There would be no impact in terms of loss of light, overbearing impacts or impact on noise, as a result of this development.
- 8.9. It is considered that given the above, the development would not create undue impacts on neighbouring residential amenity, and as such the development is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.10. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.
- 8.11. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.12. The proposal does not increase the number of bedrooms at the site, nor does it impede on the existing parking facilities. There would be no impact on highways safety nor on off-street car parking provision.
- 8.13. The proposal therefore complies 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.

10. Conclusion

10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

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, Existing, Proposed Block Plan, Drg No. 35-MS-105
- Proposed Elevations, Drg No. 35-MS-104BR
- Proposed Ground Floor Plan, Roof Plan, Drg No. 35-MS-103BR

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 extensions and alteration shall match the materials detailed on the hereby approved Application Form.

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 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.