

Delegated Report

Planning Ref: 25/00099/HOU

Applicant: Sykes

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 485 Coventry Road Hinckley Leicestershire

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 485 Coventry Road, Hinckley.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation by a maximum of 7.59 metres and would host a maximum width of 7.40 metres. It would have a flat roof form which would measure 3.73 metres in height (including the proposed roof lantern).
- 2.3. Additional alterations include the addition of four full length windows and a door to the western (side) elevation, one opening to the eastern (side) elevation, one set of four bi-fold doors to the northern (rear) elevation and one roof lantern to the flat roof over the proposed dining space.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within the settlement boundary of Hinckley. The application dwelling hosts a hipped roof form with a forward facing gable to the front elevation hosting two dual bay windows and is compromised by the use of white render and red brick to the walls, brown tiles to the roof and white uPVC to the openings.
- 3.2. The site is enclosed by a 1.80-2.00 metre brick wall with a set of two composite timber clad and cast iron gates to the front boundary and a mixture of 1.00-2.00 metre high timber fencing to the remaining boundaries. The land surrounding the dwelling accommodates a generous gravelled hardstanding providing the dwelling with a more than sufficient off-street parking provision along with an adjoining grassed amenity space.
- 3.3. The east and south of the site is predominantly residential in nature, differing from the west and north of the site which hosts a range of industrial units.
- 3.4. Permission for a new two-storey detached residential dwelling at the site was granted in January 2016, however, the permission was not implemented.

4. Relevant planning history

15/01196/FUL

- Erection of two storey dwelling

- Planning Permission
- 13.01.2016

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. None relevant.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.3 The application seeks full planning consent for a single storey rear extension at 485 Coventry Road, Hinckley.
- 8.4 The Council's Good Design Guide states that *"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 proposal would involve the demolition of the existing single storey flat roof element to the rear, would project outwards from the existing rear elevation by a maximum of 7.59 metres and would host a maximum width of 7.40 metres,

introducing a considerable 38.50 square metres of additional floor space to the ground floor of the dwelling. Despite the extent of the enlargement, the proposal would still appear to be smaller in massing when compared to the existing dwelling and due to the extensive plot that the site hosts would not be an over-dominant addition. It would also remain to sit within the confinements of the existing dwellings building line whilst hosting an appropriate eaves and ridge height.

- 8.6 The Councils Good Design Guide 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, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.”*
- 8.7 The proposal would host a flat roof design which would host an overall height of 3.73 metres (including the proposed roof lantern). Flat roofs should usually be avoided as they do not represent a traditional roof form prevalent in the Borough, however, as proposal would be single storey, situated to the rear of the dwelling and as a flat roof form already forms part of the existing dwelling the addition is considered to be acceptable. It is observed that the flat roof would be viewable from various viewpoints on Coventry Road meaning there would be a degree of impact upon the character of the area, nevertheless as the visibility would be minor and softened by the screening of the existing hedgerows to the west of the site hosting the industrial units the addition is considered to be appropriate on balance.
- 8.8 Additional alterations include the addition of four full length windows and a door to the western (side) elevation, one opening to the eastern (side) elevation, one set of four bi-fold doors to the northern (rear) elevation and one roof lantern to the flat roof over the proposed dining space.
- 8.9 The proposed external materials would match those of the existing dwelling.
- 8.10 As per the above, the proposal is an appropriate addition to the dwelling which would not be prominent or result in any adverse visual impacts on the wider street scene, by virtue of this, this aspect of the proposal is considered to be in accordance with Policy DM10 of the SADMP and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.12 The Good Design Guide states that the 45 degree rule should be applied for *“planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.”*
- 8.13 To the east of the dwelling sits 483 Coventry Road, a detached residential bungalow. The proposal would retain the existing 3.00 metre separation distance to the shared boundary, however, would see an increase in projection past no.483 of 2.30 metres whilst also being situated directly adjacent to a primary window. The 45 degree rule has, however, been applied by the agent to evidence that the extension would not be overbearing and in turn would not cause loss of light. A new window is proposed to this elevation, however, it is to host a non-primary window whilst being conditioned to be obscure glazed to ensure that the privacy of present and future occupiers of no.483 is retained.

- 8.14 To the north and west of the dwelling sits two industrial units within the neighbouring Harrowbrook Industrial Estate. The proposal would be situated 55.17 metres from the northern industrial unit and would be heavily screened by existing vegetation bearing no impact upon the occupiers. The proposal would be situated 12.00 metres from the western industrial unit and would host four full length windows and a door to this elevation. However, it would not bear any impact upon the occupiers by way of its single storey nature, separation distance, the position of the industrial unit's openings to first floor level and the 1.80-2.00 metre timber fencing boundary treatment in place.
- 8.15 By virtue of its siting, scale, design, separation distances and the scale of the plot it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good 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 is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would not cause any adverse impacts upon the neighbouring amenity of occupants surrounding the application site. There would be a degree of conflict with Policy DM10 of the SADMP due to the visibility of the proposed flat roof, however, as the extension would be minor and softened by the screening of the existing hedgerows to the west of the site hosting the industrial units on balance the potential impacts are considered to be outweighed and would not be severe enough to warrant refusal on this ground alone. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general

principles of the Councils Good Design Guide. The proposal 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

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 6th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

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

- Location Plan, Drg No. 468-001
- Proposed Ground Floor Plans & Elevations, Drg No. 468-004
- Design & Access Statement
All as received by the Local Planning Authority on the 6th February 2025.
- Proposed Site Plan, Drg No. 468-002 Rev A as received by the Local Planning Authority on the 31st March 2025.

Reason: To ensure a satisfactory form of development in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

4. The window to the ground floor eastern (side) elevation hosting the laundry room/W.C. shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.2 Notes to applicant

- a) 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.