

Delegated Report

Planning Ref: 24/00365/HOU

Applicant: Mr Wayne Aris

Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: Woodville Lount Road Osbaston Leicestershire

Proposal: First floor 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. This householder application seeks planning permission for the construction of a first floor rear extension to a dwelling, Woodville, Lount Road, Osbaston.

2.2. The proposed rear extension would extend 4 metres in depth from the existing rear elevation flush with the main northwest side elevation and for a width of 9 metres across part of its rear elevation to adjoin the side of an existing two storey dual pitched roof rear projection. It would have a flat roof design to a height of 5.9 metres with a raised glazed roof lantern and includes double glazed doors with glazed Juliette balcony to the rear elevation. It would be constructed with matching red multi facing bricks and cream uPVC windows and doors. It would be constructed above an existing single storey flat roof extension of the same footprint.

3. Description of the site and surrounding area

3.1. The application dwelling is located in a relatively isolated position in the open countryside midway between Barlestone to the east and Carlton to the west. It is a relatively modern two storey detached farmhouse style dwelling with gable sided dual pitched roof form. It has a two storey side extension with gable fronted roof form that extends both forward and to the rear of the original dwelling, a single storey rear extension with a flat roof design, a garage extension with lean-to roof design to the opposite side elevation and a front porch with dual pitched gable fronted roof design. The dwelling is constructed with red multi facing bricks, brindle plain clay roof tiles and cream uPVC windows. It has two brick chimney stacks, brick corbelled eaves and soldier brick headers. It is set within a large plot providing ample private amenity space enclosed by ranch style timber fencing. There is a 9 metres deep and 15 metres wide loose stone surfaced hard standing area across the open site frontage providing ample off-street parking and turning space.

3.2. The dwelling is located on the south side of Lount Road, a rural lane which has sporadic development along parts of its length on either side. The application dwelling lies to the western end of a short linear development of dwellings. There is a 1½ storey holiday let (former stables) set within a paddock area to the immediate east of the site which is also in the applicant's ownership. There is a large, grassed paddock in the applicant's ownership to the south (rear) of the site and an open agricultural pasture field to the immediate west of the site and to the north beyond Lount Road.

4. Relevant planning history

17/00033/HOU

- Extensions and Alterations to Dwelling

- Permitted
- 13.02.2017

17/00599/HOU

- Single and two storey extension to house
- Permitted
- 07.08.2017

18/00427/HOU

- Detached garage/stables to the front elevation
- Permitted
- 29.06.2018

22/00970/FUL

- Change of use of existing garage and stable to holiday let
- Permitted
- 10.07.2023

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 responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Leicestershire County Council (Ecology).

6.2. No response has been received from Osbaston Parish Council.

7. Policy

7.1. Core Strategy (2009)

- None.

7.2. 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

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties 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 area and surrounding countryside
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

8.2 Policy DM4 of the adopted SADMP allows extension of existing buildings in the countryside which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside.

8.3 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 house extensions and 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.' and,

'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.'

8.4 The proposed rear extension would extend 4 metres in depth flush with the main northwest side elevation and for a width of 9 metres across the rear elevation to adjoin the side of an existing two storey dual pitched roof rear projection, the same footprint as the existing single storey rear extension. It would also have the same flat roof design with raised glazed roof lantern as the existing single storey rear extension albeit to a greater height of 5.9 metres. This would contrast with the traditional dual pitched roof and farmhouse style and appearance of the existing dwelling and its various other existing pitched roof additions. However, it would appear as a clearly subordinate addition in terms of its height, width and depth relative to the existing dwelling. The design includes double glazed doors with glazed Juliette balcony to the rear elevation which would be similar to those on the existing two storey rear projection. The proposal would be constructed with matching red multi facing bricks and cream uPVC windows and doors to ensure a satisfactory and uniform appearance.

8.5 A two storey flat roofed extension would not normally be encouraged on a dwelling of this design and style, however, in this particular case, the proposal would be located to the rear where it would not be visually prominent. It would be screened from the north and east by the existing dwelling and from Lount Road to the west by existing mature trees and hedgerows along its southern side. Only a rear corner of the proposal would be visible from a short length of Lount Road over the existing lean-to roof of the attached garage extension. From the open fields to the south the

flat roof of the proposal would appear as that of the eaves of the much higher dual pitched main roof of the dwelling.

- 8.6 Notwithstanding the proposed flat roof design, by virtue of its unobtrusive siting, scale and the proposed use of matching corresponding external materials in the construction to ensure a uniform appearance, it is considered that the proposal would nevertheless be acceptable in design terms in the particular circumstances and context of this case and would respect and complement the scale, character and appearance of the existing dwelling whilst not resulting in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposals are therefore considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.8 The nearest neighbouring dwelling is located approximately 40 metres to the southeast of the site to the far side of a paddock containing a holiday let that is also in the applicant's ownership. The proposal would in any case be completely screened from the southeast by the existing two storey rear projection of the application dwelling. The proposal would therefore have no adverse impacts on the privacy or residential amenity of the occupiers of the neighbouring dwelling and would be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The application dwelling has off-street parking for a minimum of five vehicles on the large loose stone surfaced hard standing within the site frontage that measures approximately 9 metres in depth and 15 metres in width. This level of provision would be unaffected by the proposals and remain more than adequate to serve the existing/proposed four bedroomed dwelling. The proposals are therefore considered to be in accordance with 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 the location of the dwelling outside of any settlement boundary and therefore within designated countryside, the proposal is an extension and alterations 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 Policies DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. Notwithstanding the proposed flat roof design, by virtue of its unobtrusive siting, scale and the proposed use of matching corresponding external materials in the construction to ensure a uniform appearance, it is considered that the proposal would nevertheless be acceptable in design terms in the particular circumstances and context of this case and would not result in any significant adverse impacts on the character or appearance of the application dwelling or the rural appearance or open character of the surrounding countryside. By virtue of the siting, scale, screening and separation distance the proposed extension and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. More than adequate off-street parking and turning space would be maintained within the site to serve the resulting four bedroomed dwelling along with substantial private rear amenity space. The proposal is considered to be in accordance with 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 and Site Plan Drawing No. 24/05/04, Proposed (part) First Floor Plan Drawing No. 24/05/01, Proposed Rear and Side (Northwest) Elevation Drawing No. 24/05/02 and Proposed Front and Side (Southeast)

Elevation Drawing No. 24/05/03 received by the local planning authority on 16 April 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 alteration 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 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 building.control@blaby.gov.uk or call 0116 272 7533.