

Delegated Report

Planning Ref: 23/00276/HOU
Applicant: Mr Simon Clough
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 62A Church Walk Shackerstone Nuneaton

Proposal: Single and two storey rear extension, new dormer windows and alteration to dwellinghouse (Resubmission)

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 a two storey rear extension, new dormer windows and alterations to the dwellinghouse at 62A Church Walk, Shackerstone.

2.2. The two storey rear extension is 6m to the ridge and approximately 3.2m to the eaves with a gable end. It would project out 3.9m from the existing rear elevations of the dwelling and would be 6.7m in width. The single storey part of the rear extension would project out from the existing rear elevation by approximately 3.1 metres and be approximately 3.3 metres in width. The gable end would be on the side elevation and it would be approximately 4 metres to the ridge and 2.2 metres to the eaves.

2.3. The pitched roofs on the existing dormers will be approximately 1.6 metres to the ridge. The pitched roof above the existing flat roofed side extension would be approximately 2.3 metres to the eaves and approximately 4.5 metres to the ridge.

2.4. The new dormer windows are approximately 1.5 metres in width, 0.5 metres to the eaves and 2.1 metres to the ridge. Two are located on each side of the existing pitched roof.

3. Description of the Site and Surrounding Area

3.1. The application property is a two storey detached dwelling within the settlement boundary of Shackerstone. The dwelling has existing flat roof dormer windows and a flat roofed side extension. The front elevation of the dwelling is finished in render and the rest is finished in brickwork with a tiles roof.

3.2. The property is located within the cluster of former Gopsall Estate Cottages along Church Walk which were constructed in the 19th century in the Arts and Crafts style. No.62 appears to have been constructed in around the 1960s and in some respects it is out of character with the remaining properties on Church Walk by virtue of a rendered front elevation and the use of plastic windows, and as such it has been identified as a weak area in the Shackerstone Conservation Area Appraisal (2009).

4. Relevant Planning History

None relevant.

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 letters of objection have been received.

6. Consultation

6.1. Shackerstone Parish Council did not respond.

6.2. HBBC Conservation Officer has no objections.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2018)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Shackerstone Conservation Appraisal

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

8.2. The proposal is located within the settlement boundary of Shackerstone and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

8.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.4. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

8.5. The extension is therefore acceptable in principle.

Design and impact upon the character of the area

8.6. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.7. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.
- 8.8. The property appears to have been designed in an attempt to reflect the character of the cottages with it having a steeply pitched roof and tall chimney stacks, with these inherent features of the property and the cottages contributing positively to the character and appearance of the conservation area, and apart from a small flat roof projection to the western elevation the property has a simple rectangular plan form. Such a design gives the property a unity with the other properties within the immediate vicinity. The rear elevation of the property is also quite visible from key spaces in the conservation area including the recreation ground on Station Road.
- 8.9. The extension is to be located to the rear of the property and will continue the linear and rectangular plan form of the building with minor projections to the northern and western elevations to allow for the incorporation of steep gables to replicate those on the existing property and those in the surrounding area. The footprint of the extension is considerable but it remains subservient to the existing property due to its low ridge and eave heights which ensure its impact is not overbearing. The details for the extension also match those on the existing property and the surrounding area with a gabled dormer window serving the eastern elevation, bargeboards to the western gable end, and brick plinth cills and brick arches to window and door surrounds. In addition the extension is to be constructed in brick and tile to match the rear elevation of the existing property giving it an appropriate appearance. A ridge glazing system is proposed to serve the single storey element of the extension, with details submitted confirming that the system will be fitted flush to the roof plane and within a coloured frame to match the roof tile, both elements ensure the system will complement the appearance of the extension and the wider area and will have no adverse impact on the key views of the property from the rear.
- 8.10. The existing and tallest ridge chimney stack is to be retained but the smaller side chimney stack is to be removed as it is now redundant and compromises the creation of a new door to the side elevation. The removal of the chimney could be considered to have a minor adverse impact on the significance of the conservation area. However, a number of enhancements are proposed for the property including installing pitched roofs over the existing uncharacteristic flat roof dormers to the side elevations and finishing the cheeks and faces of the dormers in lead, and installing a new pitched roof over the existing flat roof projection to the side elevation. The installation of the pitched roofs ensures that the appearance and character of the property will more closely reflect the design of the adjacent Gopsall Estate Cottages, and when assessed against the loss of the redundant chimney these enhancements mean that the overall impact of the proposal could be considered to be neutral.
- 8.11. The proposed extension would be partially viewable from the recreation ground to the rear of the dwelling. Predominantly it is gable ends that can be viewed from this open space. The two storey section of the extension has a gable end fronting the recreation area. The single storey section of the extension has the roof pitching away from the open space. There are single storey outbuildings in the surrounding area that are sited similarly to the rear of the dwellings and there is a boundary

hedge to the recreation ground that would mostly screen this section of the extension from view.

- 8.12. By virtue of the appropriate location, scale, form, appearance, and materials to be used in the construction of the extension, accompanied with some enhancements to the property that will offset the loss of an existing chimney, the proposal could be considered to have a neutral impact on the character and appearance of the Shackerstone Conservation area and it will therefore preserve its significance. Therefore the proposal complies with Policies DM10, DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.13. Policy DM10 of the SADMP state that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.14. The neighbouring dwelling to the west, no. 61 Church Walk, would be approximately 4.6 metres from the proposal. The pitched roofs on the existing dormer windows would not extend beyond the current western elevation of the dwelling. The additional pitched roof to the single storey side extension would be approximately 4.7 metres to the ridge. There is an intervening outbuilding between this single storey extension and the neighbouring dwelling. This outbuilding would also block most of the view to the proposed rear extension. Due to the siting of the proposal and the outbuildings of the neighbouring dwelling it is considered that there would be no adverse impact on the residential amenity of the occupiers of this neighbouring dwelling in terms of loss of light, overbearing nature or overlooking.
- 8.15. The neighbouring dwelling to the east, no. 63 Church Walk, would be approximately 5.5 metres from the proposal. The neighbouring dwelling has no windows at first floor level adjacent to the proposal. It is considered at there is no adverse impact on the residential amenity of the occupiers of this neighbouring dwelling in terms of loss of light, overbearing nature or overlooking subject to a condition ensuring that new windows at first floor on the east and west elevations are obscure glazed and non-opening.
- 8.16. Overall, it is considered that the proposal will have no adverse impact on the neighbouring residential amenity and therefore complies with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.17. 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.
- 8.18. The proposal adds no additional bedrooms and there is off-street parking provision for 2 vehicles. This complies with Policy 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. The proposal would respect the scale and character of the existing dwelling, street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring dwellings. The proposal is considered to have a negligible impact on the character and the appearance of the conservation area and will therefore preserve its significance and comply with Policies DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP 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 51 of 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:

- Proposed Site Plan. Drg No: 7540-03-01 Rev C
- Proposed Floor Plans Drg No: 7540-03-02 Rev C
- Proposed Elevations Drg No: 7540-03-03 Rev C
- Heritage Glazing Details. Drg No. HD-1040
- Heritage Glazing Details Ridge 1. Drg No. HD-2000
- Heritage Glazing Details Eaves details 1. Drg No. HD-3000
- Heritage Glazing Details Verge details 5. Drg No. HD-5040

All received on 22/03/2023.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

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 to accord with Policy DM10 of the adopted Site Allocations and Development Management Plan Documents.

4. The new dormer windows (bathroom and bedrooms 2 and 3) to the east and west elevations shall be fitted with obscure glazing to level 3 of the Pilkington Scale and shall be non-opening only and shall thereafter be permanently retained in this approved form.

Reason: To ensure the development does not have a detrimental impact upon neighbouring residential amenity to accord with Policy DM10 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.