

Delegated Report

Planning Ref: 23/00161/HOU

Applicant: Mr Simon Palfreman

Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: 11 Manor Road Barlestone Nuneaton

Proposal: Demolition of detached garage and erection of single storey ancillary building

1. Recommendations

- 1.1. **Refuse planning permission** subject to the reasons at the end of this report.

2. Planning application description

- 2.1. This application seeks full planning consent for the demolition of the detached garage and erection of a single storey ancillary building at 11 Manor Road, Burbage.
- 2.2. The proposed single storey ancillary building would have a width of 7.35 metres and a depth of 6.19 metres. It would feature a shallow pitched roof measuring 2.14 metres to the eaves and 2.32 meters to the ridge.
- 2.3. The proposed external material to would be pre-fabricated concrete sectional walls finished in ivory cladding, pre-fabricated concrete sections finished in grey cladding and uVPC windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site comprises a semi-detached two-storey dwelling situated within the settlement boundary of Barlestone. No.11 is situated towards the southern side of Manor Road on a corner plot. The dwelling is characterised by a mixture of bleached brick and pebble dash to the walls, brown concrete interlocking tiles to the roof and white uPVC to the windows and doors. It features a large front garden which spans the majority of the front elevation along with a tarmacadam drive and brick built garage with wooden doors.
- 3.2. Manor Road is characterised by a mix of two-storey detached, semi-detached, terraced dwellings, and bungalows, all which vary in design, style and materials.

4. Relevant planning history

- None relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

- 6.1. Barlestone Parish Council have raised no objections.

7. Policy

7.1. Barlestone Neighbourhood Plan 2020-2039

- Policy H2: Settlement Boundary
- Policy H6: Design Standards

7.2. Core Strategy (2009)

- Policy 11: Key Rural Centres Stand Alone

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

7.5. 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
- Impact upon parking provision

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 regard to scale, layout, density, mass, design, materials and architectural features. Policy H2 of the Barlestone Neighbourhood Plan seeks to ensure that development proposals on sites within the settlement boundary respect the character of the area. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that proposals respect the character, design, and materials of the original dwelling and the wider area. Care should be taken to ensure that the development does not disrupt the visual impact of the street scene.

8.3 This application seeks planning permission for the demolition of the existing single garage and erection of a single storey ancillary building to the east side of the host dwelling. The existing garage to be demolished would measure approximately 5.20 metres in depth and 2.6 meters in width. It would have a width of 7.35 metres and a depth of 6.19 metres and by virtue would have a similar footprint to the ground floor of the existing dwelling house. It would feature a shallow pitched roof measuring 2.14 metres to the eaves and 2.32 meters to the ridge. The proposed windows and doors would meet the eaves of the proposed roof.

8.4 The Good Design Guide SPD states that *“Garages and car ports should generally be set back from the existing building so as not to dominate the streetscene.”*

- 8.5 The proposed ancillary building would project approximately 4.80 metres past the principle elevation of the host dwelling. Due to the extent of the siting of the proposed ancillary building from the existing dwelling and its significant footprint of 45.49 square metres it is considered that the development would in turn would have an overly dominant impact upon the street scene.
- 8.6 The proposed shallow pitched roof would be highly viewable from a public vantage point due to its siting to the front of the application dwelling. The application dwelling features a single storey flat roofed garage with a mono pitched roof to the front elevation. There are examples of a variety of roof designs within the street scene predominantly being flat roofs, however they all sit behind the existing building line and are smaller in scale than that proposed here. A shallow pitched roof, with the gable facing the road as proposed is not prevalent in the street scene. Where garages have pitched roofs they are of a steeper pitch and hipped away from the street elevation. By virtue of the above it is considered that a shallow pitched roof would have a detrimental impact upon the street scene of Manor Road.
- 8.7 The proposed garage compromises pre-fabricated concrete sectional walls finished in ivory cladding, pre-fabricated concrete roof sections finished in grey cladding and uPVC windows and doors. With the exception of the use of white uPVC to the windows and doors the proposed materials are not a prevailing feature within the surrounding street scene, whereby the overriding material used on built development up to eaves level in the vicinity is brick and concrete tiles to the roof.
- 8.8 The architectural detailing, including the windows and door proportions and height up to eaves is not characteristic of the surrounding area and isn't considered to represent good design. The front elevation would contain two small windows as opposed to a garage door which would appear more in keeping with the surrounding built form. The visible aspects of the garage would therefore be relatively featureless contributing to the impact on the street scene. As such, it is considered that the use of these materials and design of the garage would have a significantly detrimental impact or incongruous appearance when viewed against the principal elevation of the host dwelling or within the surrounding street scene.
- 8.9 The Good Design Guide SPD states that "*extensions do not result in a significant loss of total garden space*"
- 8.10 The proposed ancillary building would reduce the rear garden space from approximately 89.46 square metres to approximately 67.40 square metres not meeting the recommended garden size for a three bedroom dwelling of 80 square metres as set out in the Good Design Guide SPD. The dwelling does have a large front garden, however the proposed ancillary building would result in the considerable loss of private amenity space.
- 8.11 When bearing in mind the proposed design, scale, siting and construction materials the development results in an overly prominent incongruous structure that fails to respect, conserve, enhance, complement or protect the local character and appearance of Manor Road. Amendments were sought to overcome the issues however, the applicant was not forthcoming with any amended scheme that was felt to overcome the issues raised.
- 8.12 Consequently the proposed ancillary building is considered to be in conflict with the character of the surrounding area, therefore contrary to Policy DM10 of the Site Allocations and Development Management Policies DPD and Policies H2 and H6 of the Barlestone Neighbourhood Plan 2020-2039. As a result the proposal is recommended for refusal.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that proposals do not result in the unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.
- 8.14 Due to its single storey nature and siting from the neighbouring properties, the proposed ancillary building would not have any adverse overbearing or overshadowing impacts upon the residential amenities of the adjacent neighbour dwellings. And owing to the location of the proposed windows the proposal would not result in overlooking.
- 8.15 The proposed development would therefore accord with Policy DM10 of the SADMP in this regard.

Impact upon parking provision

- 8.16 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that sufficient off-road parking is provided.
- 8.17 The proposed ancillary building would result in the loss of a parking space to the front of the property due to the demolition of the existing single garage, by virtue no.11 would still necessitate two off-street parking spaces in as in accordance with the Leicestershire Highways Design Guide for three bedroom dwellings.
- 8.18 The proposed development would therefore satisfy Policy DM18 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan and the Leicestershire Highways Design Guide in this regard.

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

- 10.2. The proposed development would not cause any adverse impacts upon neighbouring amenity of occupants surrounding the application site and would neither have any impacts upon parking standards. Notwithstanding the proposal would introduce a significantly unsympathetic addition to the host dwelling and wider street scene, exacerbated by its prominent corner plot location. The proposed development would therefore fail to respect or enhance the character and visual appearance of the host dwelling, or the wider street scene, contrary to Policy DM10 of the SADMP and Policy H2 and H6 of the Barlestone Neighbourhood Plan. The proposal should therefore be refused.

11. Recommendation

- 11.1 **Refuse planning permission** subject to the reasons at the end of this report.

11.2 Reasons

1. By virtue of its scale, unsympathetic design, siting, construction materials and appearance the development results in an overly prominent incongruous structure that fails to respect, conserve, enhance, complement or protect the local character and appearance of Manor Road. The proposal is therefore contrary to Policy 11 of the adopted Core Strategy, Policies H2 and H6 of the Barlestone Neighbourhood Plan 2020-2039 (2022), and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overarching principles of the National Planning Policy Framework (2021).

11.3 Notes to applicant

1. This application has been determined with reference to the following documents:
- Householder Application Form
 - Site Location Plan, Drg No. SP0010
 - Proposed Plan, Drg No. SP001 all as received on the 21st February 2023.

 - Block Plan, Drg No. SP0011
 - Proposed Front Elevation, Drg No. SP0012
 - Proposed Side Elevation, Drg No. SP0013
 - Proposed Rear Elevation, Drg No. SP14 all as received on the 3rd June 2023.