

## Delegated Report

**Planning Ref: 24/01058/HOU**

**Applicant: Mr And Mrs Mark Hill**

**Ward: Newbold Verdon With Desford & Peckleton**



Hinckley & Bosworth  
Borough Council

**Site: Bankfield House 15 Hill Close Peckleton**

**Proposal: Single storey rear extension**

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### **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 permission for a single storey rear extension under a tiled (concrete) hipped roof. The extension is proposed to be constructed from matching bricks.

2.2. The proposed extension will project from the host dwelling's rear elevation by 4.05 metres and will measure 8.2 metres in width, and span approximately three quarters of the width of the rear elevation. The highest point of the proposed hipped roof will measure approx.4 metres (from ground level) with an eaves height of approximately 2.5 metres.

### **3. Description of the site and surrounding area**

3.1. Bankfield House, 15 Hill Close is a modern (late 20<sup>th</sup> Century) detached, brick built, dwelling under a (concrete) tiled duo-pitched roof.

3.2. The property is sited at the entrance to a cul-de-sac development, which is flanked by similar (two storey detached dwellings) dwellings, all of which were constructed as part of the same original development. Open countryside (agricultural field) adjoins the proposal site's north boundary.

### **4. Relevant planning history**

#### **04/00698/FUL**

- TWO STOREY SIDE EXTENSION AND DETACHED DOUBLE TWO STOREY GARAGE

- WDN
- 27.07.2004

#### **04/01042/FUL**

- ALTERATIONS AND EXTENSIONS TO DWELLING

- PER
- 01.11.2004

#### **07/00887/GDO**

- ERECTION OF SECURE STORAGE BUILDING
- GDO
- 21.08.2007

**10/00683/GDO**

- ERECTION OF AN AGRICULTURAL BUILDING.
- GDO
- 20.09.2010

**12/00328/HOU**

- ERECTION OF DOUBLE GARAGE
- PER
- 01.10.2012

**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 received

**6. Consultation**

- 6.1. Peckleton Parish Council.
- 6.2. No comments Received.

**7. Policy**

- 7.1. Core Strategy (2009)
- Policy 8: Key Rural Policies relating to Leicester
- 7.2. 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
- 7.3. 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
- Assessment against strategic planning policies
  - Design and impact upon the character of the area
  - Impact upon neighbouring residential amenity
  - Impact upon highway safety
- 8.2. The proposed development is located within the settlement boundary of Peckleton and therefore in principle is considered as a sustainable form of development.

#### Design and impact upon the character of the area

- 8.3 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.
- 8.4 The proposed rear extension will be able to be viewed from the nearby highway (Hill Close), albeit the views will be glimpsed/limited due to the 2 metre (brick built) boundary wall located upon the proposal site's southern boundary. The proposed extension's side elevation (north facing) will be able to be viewed from the adjoining open countryside (agricultural field) and the highway (Desford Lane) both sited to the north –east of the proposal site. However given its design, scale and siting the proposed rear extension will not introduce any incongruent or harmful features within the surrounding streetscene or the setting of the adjoining open countryside.
- 8.5 Otherwise, given the relatively large curtilage associated with the detached host dwelling, the development will sit comfortably within the proposal site, and moreover will retain sufficient rear amenity space in terms of both area and distance the proposal will be sited in relation to the dwelling's rear common boundary.
- 8.6 Overall, I consider the proposed extension to be sympathetic to the design and scale of the host dwelling, neighbouring dwellings and furthermore will not introduce a harmful feature within the surrounding streetscene. Therefore, the proposal accords with Policies DM10 of the SADMP and the recommendations made in the Good Design Guide SPD.

#### Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.8 The proposed extension's siting and orientation will not intersect a 45 degree splay line drawn from the centre of the nearest living space windows belonging to the closest sited/adjoining dwelling (No.14 Hill Close) and will not introduce any undue overshadowing upon the adjoining neighbour's living space windows. Furthermore, given its scale and siting, the proposed extension will not introduce any overshadowing or oppressive features upon the rear amenity space or living space windows belonging to the adjoining neighbour (No.14).
- 8.9 Furthermore, with exception of an upper floor window serving a landing area (non-habitable room), the proposed single storey extension will otherwise face a blank (north facing) elevation belonging to the adjoining neighbour (No.14). Moreover, the existing (boxed) hedge boundary treatment and the permitted 2 metre permitted boundary treatment height, will screen views to the neighbouring dwelling's rear amenity space. Therefore the proposal will not introduce any overlooking of neighbouring property's living space windows and the rear amenity space areas most enjoyed by their occupants.
- 8.10 Overall, by virtue of its siting, the proposed development will not harm the amenity and privacy afforded to neighbouring dwellings and therefore accords with Policy DM10 of the SADMP and the recommendations of The Good Design Guidance SPD.

#### Impact upon highway safety

- 8.11 Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision to serve the development proposed. This is further supported by the relevant recommendations set out in Leicestershire County Council's Highway Design Guide.
- 8.12 Further bedroom spaces are not proposed as part of this application and the development will not result in the loss of existing off-street parking provision. Therefore, the proposal will not impact current on-street parking provision, furthermore, the safety of the users of the adjoining highway will not be compromised. Therefore the application 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 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. The proposal is located within the settlement boundary of Peckleton 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 application is in keeping with the existing dwelling and would not have an adverse visual impact on the area. It complies with Policy DM10 of the SADMP and advice within the Good Design SPD. There would be no significant loss of residential amenity to any neighbouring properties or adverse implications on highway safety. The proposal is therefore in accordance with Policy DM10 and DM18 of the SADMP and in this regard the proposed development can be supported.

### **11. Recommendation**

- 11.1 **Grant planning permission** subject to 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:

- Drg No.4: Site Location Plan.
- Drg No.2: Proposed Plans and Elevations.

Both received by the local planning authority 18th November 2024.

**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 extension and alteration 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).

## 11.2 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](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.