

Delegated Report

Planning Ref: 24/00220/HOU

Applicant: Mr Harry Ward

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 8 Desford Lane Kirkby Mallory Leicester

Proposal: Erection of a porch to connect entrance to garage and a front/side 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 front/side extension and a porch at 8 Desford Lane, Kirkby Mallory.
- 2.2. The proposed single storey front extension would project outwards from the existing side elevation by approximately 1.60 metres and would project outwards from the existing front elevation by approximately 0.40 metres. No changes are proposed to the eaves or ridge height.
- 2.3. The proposed single storey side extension would project outwards from the existing side elevation by approximately 3.40 metres and would approximately 1.95 metres. It would feature a mono-pitched roof measuring approximately 5.77 metres to the ridge and 2.85 metres to the eaves.
- 2.4. The proposed porch would project outwards from the existing side elevation by approximately 1.28 metres and would feature a width of approximately 3.73 metres. It would feature a mono-pitched roof which would measure approximately 2.86 metres to the ridge and approximately 2.00 metres to the eaves.
- 2.5. Additional alterations include the addition of two doors to the north-east and the south-west elevations of the proposed porch, the addition of a two pane window to the north-west elevation of the proposed front/side extension and the replacement of the existing door to the south-west elevation.
- 2.6. Matching corresponding external materials are proposed in the construction.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Kirkby Mallory, nevertheless it noted that the site is situated to the very edge of the Kirkby Mallory settlement to the east. The application dwelling comprises the use of red facing brick plinth and white render to the walls, brown plain tiles to the roof, white uPVC windows and solid timber to the external doors.
- 3.2. To the south and west of the site sits various residential sites and to the north and east of the site sits a generous area of countryside. The application site can be accessed to the eastern side of Desford Lane via a shared access with neighbouring dwelling 10 Desford Lane situated to the north of 12 Desford Lane.

4. Relevant planning history

93/01098/OUT

- RESIDENTIAL DEVELOPMENT COMPRISING TWO BUNGALOWS
- PER
- 24.02.1994

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received. A site notice was also posted within the vicinity of the site.

6. Consultation

6.1. Kirkby Mallory, Peckleton and Stapleton Parish Council;

- No objections have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

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) (2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide

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.

- 8.3 The applicant proposes to construct a single storey extension to the front of the dwelling which would project outwards from the existing side elevation by approximately 1.60 metres and would project outwards from the existing front elevation by approximately 0.40 metres. Due to the limited projection and scale this aspect of the development is considered to be minor, bearing no significant impact upon the existing character of the dwelling or surrounding area. The levels of the existing roof are to also remain as existing.
- 8.4 A single storey extension is proposed to the side elevation of the dwelling which would feature a mono-pitched roof. The eaves height would mirror those of the existing hipped roof to the north-west elevation (approximately 2.85 metres) and the ridge height would measure approximately 5.77 metres following the existing roof slope of 50 degrees therefore creating a subordinate appearance between the existing dwelling and proposed extension. It would host a square footage of approximately 6.63 metres and would essentially box off the dwelling as it would follow the existing building lines of the dwelling.
- 8.5 The proposed porch would connect the existing primary entrance to current detached garage. It would project outwards from the existing front elevation by approximately 1.28 metres and would feature a width of approximately 3.73 metres. It would host a mono-pitched roof which would measure approximately 2.86 metres to the ridge and approximately 2.00 metres to the eaves which would match the levels of the existing roof.
- 8.6 Taking into account that the proposal's would have matching eaves and ridge heights as the existing roofs of the dwelling and would have an appreciable depth and width appearing clearly subordinate to the existing dwelling these factors would ensure that the proposal would not over-dominate the existing site or surrounding area. The proposal would be set in a minimum of approximately 40.00 metres from the highway, Desford Road and would be predominantly screened by 8 Desford Road and the defined mature boundaries, therefore, it would bear no significant adverse impacts on the appearance of the surrounding area of Desford.
- 8.7 Matching corresponding external materials are proposed in the construction and therefore a unified appearance will be maintained.
- 8.8 The proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and not to result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 The application dwelling is situated approximately 24.55 metres away from the dwellings to the west, 6 and 12 Desford Lane and approximately 29.15 metres away from the dwelling to the south, 10 Desford Lane. By virtue of the single storey nature and separation distance between the dwellings there would not be an adverse impact upon the neighbouring dwellings in terms of residential amenity.
- 8.11 A two pane window is proposed to the north-west (front) elevation. Nevertheless, the window would face towards the adjacent countryside and would therefore not result in the loss of privacy to the surrounding dwellings.

- 8.12 Two doors are proposed to the north-east and the south-west elevations of the dwelling. The doors would be constructed predominantly of timber with a small opaque window set in from the top of the frame by approximately 0.16 metres measuring approximately 0.38 metres in height and approximately 0.20 metres in width. Due to the construction material and the strong surrounding boundary treatments the addition would not result in the loss of privacy to the surrounding dwellings.
- 8.13 The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Design Guide.

Impact upon parking provision

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 No additional bedrooms are proposed to the dwelling. The site currently provides ample off-street parking and turning space on hard standing and by way of a single car garage within the extensive plot to serve the dwelling and this provision would be unaffected by the proposed rear extension.
- 8.16 The proposed development would therefore satisfy Policy DM18 of the SADMP 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 proposed development is for a property located within the settlement boundary of Kirkby Mallory. 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.
- 10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. The proposal would neither cause any adverse impacts upon the parking provision at the site. On this basis, the proposal is

therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP. The proposal and is 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 7th March 2024.

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).

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

- Site Location Plan, Drg No. 01-2343_00
 - Existing & Proposed Block Plans, Drg No. 02-2343_00 A
 - Proposed Plans & Elevations, Drg No. 02-2343 A
- all as received by the Local Planning Authority on the 7th March 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.