

Delegated Report

Planning Ref: 24/00208/HOU
Applicant: Mr Stephen Wright
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 8 Fuller Close Desford Leicester

Proposal: Single storey rear extension (Including the demolition of existing conservatory)

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 rear extension at 8 Fuller Close, Desford.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by approximately 3.94 metres and would feature a width of approximately 4.04 metres. It would feature a flat roof which would measure approximately 3.02 metres in height.
- 2.3. Additional alterations include the addition of a roof light and two sets of three bi-fold doors.
- 2.4. The proposed external materials include the use of red facing brick to the walls and powder coated white aluminium to the windows.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached dwelling situated within a cul-de sac, within the settlement boundary of Desford. The dwelling is constructed by the use of red facing brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows and doors. Additions to the front elevation of the dwelling include a mono-pitched canopy and a bay window.
- 3.2. A generous block paved hardstanding and a brick built hipped north-east facing double garage are also present to the front of the site.
- 3.3. To the south-west of the site sits Public Right of Way (R96). The route directs members of the public from Leicester Lane to Station Road.
- 3.4. The application dwelling forms part of a residential development approved under application 88/00151/4 in 1988.

4. Relevant planning history

86/00951/4

- PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF ROAD BETWEEN STATION ROAD AND LEICESTER LANE AND BLOCKING UP OF EXISTING LEICESTER LANE AND STATION ROAD JUNCTION
- 25.11.1986

- Refused

86/00981/4

- DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDINGS AND ERECTION OF BUNGALOW OUTLINE
- 28.10.1986
- Refused

87/00401/4

- PROPOSED RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF NEW HIGHWAY LINK CONNECTING B5380 TO B582 OUTLINE.
- 04.05.1988
- Outline Planning Approval

88/00151/4

- PROPOSED RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF A NEW HIGHWAY AND ALTERATION OF PART LEICESTER LANE B582 AND STATION ROAD B5380
- 04.05.1988
- Planning Permission

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. Desford Parish Council;

- No objections have been received.

6.2. LCC Public Rights Of Way;

- No objections have been received.

7. Policy

7.1. Desford Neighbourhood Plan 2018-2036

- Policy H1: Settlement Boundary
- Policy H7: Housing Design

7.2. Core Strategy (2009)

- Policy 8: Key Rural Centres Relating to Leicester

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- 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

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 Policy H1 of the Desford Neighbourhood Plan seeks to ensure that development proposals within the settlement boundary are supported where they respect the character of Desford.

8.4 Policy H7 of the Desford Neighbourhood Plan seeks to ensure that all development proposals should enhance and reinforce the local distinctiveness and character of the area in which it is situated. Care should also be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views.

8.5 The Councils Good Design Guide SPD states that *“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.”*

8.6 The proposed rear extension would project outwards from the existing rear elevation by approximately 3.94 metres and would feature a width of approximately 4.04 metres. It would replace the existing conservatory which hosts a footprint of approximately 9.00 square metres.

8.7 The proposed rear extension would feature a flat roof which would measure approximately 3.02 metres in height. The roof line would feature an overhang of approximately 1.17 metres to the south-east and south-west and approximately 0.33 metres to the north-east. Notwithstanding, that the rear elevation of the dwelling faces adjacent to the highway, Leicester Lane a strong line of vegetation sits to the south-east boundary line which screens the majority of the application dwelling from a public vantage point. By virtue of the above, the flat roof design is considered to be acceptable in this instance and would not bear a significant impact upon the surrounding area of Desford.

8.8 The proposed external materials include the use of red facing brick to the walls to match the existing dwelling and powder coated white aluminium to the windows ensuring a complementary visual.

8.9 By virtue of their siting, scale, design and appearance the proposals are considered to be in accordance with Policy DM10 of the adopted SADMP, Policies H1 and H7

of the Desford Neighbourhood Plan and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.11 The neighbouring dwelling to the north-east, 7 Fuller Close would project approximately 2.24 metres forward of the proposed extension and would not feature any additional windows therefore there would be no adverse impact upon the occupiers in terms of loss of light or loss of privacy.
- 8.12 The neighbouring dwelling to the south-west, 9 Fuller Close would be situated approximately 24.70 metres from the proposed extension and by virtue of this there is not considered to be any adverse impacts in terms of loss of light. A set of 3 bi-fold doors are, nevertheless proposed to the south-west elevation of the extension. The proposed extension and doors will, however be predominantly screened and limitedly viewable. A Public Right of Way (R96) along with a mixture of boundary treatments which include the likes of vegetation and brick walls is also present between the two sites contributing to the separation distance and screening of the sites. By virtue of the above, there would be no adverse impact upon the occupiers in terms of loss of privacy.
- 8.13 By virtue of the above, the proposed development would not have any adverse impacts upon neighbouring residential amenity, in accordance with Policy DM10 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

- 2.5. The proposal is located within the settlement boundary of Desford and seeks full planning consent for a single storey rear extension at 8 Fuller Close, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.1. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and

appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties and would not have a detrimental impact of highway safety.

- 10.2. The proposals are considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policies H1 and H7 of the Desford Neighbourhood Plan and the adopted Good Design Guide and 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 5th 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) and Policy H1 and H7 of the Desford Neighbourhood Plan.

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 as received by the Local Planning Authority on the 5th March 2024.

Existing & Proposed Floor Plans, Site Plan, Drg No. 2024/001 Rev A
Proposed Section & Elevations, Drg No. 2024/002
as received by the Local Planning Authority on the 12th 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) and Policy H1 and H7 of the Desford Neighbourhood Plan.

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.

