

Delegated Report

Planning Ref: 23/00490/HOU

Applicant: Mr And Mrs L Fearn

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 8 Gables Close Desford Leicestershire

Proposal: Front porch and single storey rear 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. This householder application seeks full planning permission for the construction of a single storey extension and front porch to a dwelling, 8 Gables Close, Desford.

2.2. The proposed single storey rear extension would extend 2 metres from the rear elevation to the same depth as the existing single storey section to the rear and for a width of 3.6 metres to infill a rear corner of the dwelling. It would have a lean-to roof design with matching eaves height of 2.4 metres and matching maximum height of 3.4 metres and would be constructed in matching corresponding external materials and with full height windows to its rear elevation. Full height powder coated aluminium bi-fold doors would also be fitted in the existing single storey section to which the extension would be attached.

2.3. The proposed enclosed front porch would replace an existing open canopy porch on the front elevation of the dwelling. The enclosed part would extend 1.4 metres from the front elevation for a width of 2.35 metres. It would be constructed with horizontal Oak timber cladding and would have a dual pitched gable fronted roof with matching roof tiles as the existing dwelling that would over sail the enclosed section by a further 0.6 metres.

2.4. An amended plan has been received to reduce the width of the porch to the same as the existing open canopy porch. By virtue of the nature of the amendment and lack of an objections received to the original proposal no re-consultations are considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Desford on a residential estate and is accessed via a shared service road. It is a detached two storey house with gable sided main roof form, a dual pitched roof open canopy porch central to its front elevation and a single storey lean-to roof section across part of its rear elevation. It is constructed with red multi facing bricks, red/brown interlocking concrete roof tiles and white uPVC windows. It has a dual pitched roof gable sided garage set back to the side and rear and a tarmac driveway providing off-street parking for a further two cars. The rear garden is enclosed by 2 metres high close boarded timber fencing.

3.2. It lies within a row of similarly sized and designed two storey dwellings of similar construction materials.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Desford Parish Council.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)
 - Policy H7: Housing Design
- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) 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)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing dwellings within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:
 - 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 H7 of the 'made' DNP seeks to ensure that all new housing extensions and alterations enhance and reinforce the local distinctiveness and character of the area in which they are situated and do not disrupt the visual amenities of the street scene. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the design of house extensions and states that:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.'

- 8.3 The proposed single storey rear extension would extend for an appropriate depth only 2 metres from the rear elevation to the same depth as the existing single storey section to the rear and for an appropriate width of only 3.6 metres to infill a rear corner of the dwelling. It would have a matching lean-to roof design with matching eaves height of 2.4 metres and matching maximum height of 3.4 metres and would be constructed in matching corresponding external materials to ensure a unified appearance and with appropriate full height windows to its rear elevation. A set of appropriate full height powder coated aluminium bi-fold doors would also be fitted in the rear elevation of the existing single storey section to which the extension would be attached. By virtue of the infill corner nature, single storey scale, matching lean-to roof design and proposed use of matching external materials, it is considered that the proposal would respect the scale, character and appearance of the existing dwelling and by virtue of its siting to the rear would not result in any significant adverse impacts upon the character or appearance of the surrounding area.
- 8.4 The enclosed part of the amended proposed front porch would extend only 1.4 metres from the front elevation for a width of only 2.35 metres and would be constructed with horizontal Oak timber cladding. It would have a dual pitched gable fronted roof with matching roof tiles as the existing dwelling and an eaves height of 2 metres and ridge height of 3.3 metres, the same width and height as the existing open canopy porch. It would however have a greater depth as it would over sail the enclosed section by a further 0.6 metres and be supported by two Oak timber columns. Notwithstanding this, by virtue of its siting, scale, design and appearance the proposed amended porch would respect and complement the scale, character and appearance of the existing dwelling and wider street scene.
- 8.5 By virtue of their siting, scale, design and the proposed use of matching and complementary external materials in their construction to ensure a uniform and satisfactory appearance on this prominent plot, the proposals would respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the surrounding area. The proposals are therefore considered to be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse impact on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7 The proposed rear extension would have only a single storey with a lean-to roof design and would project only 2 metres from the rear elevation of the application dwelling. As a result, it would not extend beyond the side elevation of the neighbouring detached dwelling immediately to the west (No. 6) or have any adverse overbearing or overshadowing impacts on any neighbouring windows or amenity areas. No side elevation windows are proposed that would result in any loss of privacy to the neighbouring occupiers from overlooking. By virtue of its siting, scale, design and separation distances to both neighbouring dwellings, the proposed front porch would not result in any adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.8 Policy H7 of the 'made' DNP seeks that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposals do not result in the creation of any additional bedroom space or have any impact on the existing off-street parking provision of three spaces to serve the dwelling within the retained garage and double length tarmac surfaced driveway to the side of the dwelling. The proposals therefore have a neutral impact on off-parking provision and the existing provision would remain adequate to serve the resulting dwelling. The proposals would therefore be in accordance with Policy H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and the local highway authority design guide.

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.
- 9.4 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 proposals are for extensions and alterations to an existing dwelling located within the settlement boundary of Desford where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of their siting, scale, design and the proposed use of matching and complementary external materials in their construction to ensure a uniform and satisfactory appearance, the proposals would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on the surrounding area. By virtue of their siting, scale, design and separation distances, the proposals would have no adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate private rear

amenity space of 100 square metres and adequate off-street provision of three spaces would be retained to serve the resulting dwelling. The proposals are considered to be in accordance with Policy H7 of the 'made' DNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan and Proposed Block Plan Drawing No. 3224/3 received by the local planning authority on 11 July 2023 and Proposed Ground Floor Plan and Elevations Drawing No. 3224/2 Rev A received by the local planning authority on 31 August 2023.

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 extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling together with Oak timber cladding in accordance with the details submitted on the approved Proposed Elevations Drawing No. 3224/2 Rev A received by the local planning authority on 31 August 2023.

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).

11.3 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.