

Delegated Report

Planning Ref: 24/00111/HOU

Applicant: Kate Astill

Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 22 Equity Road East Earl Shilton Leicester

Proposal: 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. The application seeks full planning consent for a single storey rear extension at 22 Equity Road East, Earl Shilton.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 2.50 metres and would have a width of 5.04 metres. It would feature a mono-pitched roof which would measure 2.78 metres to the eaves and 3.34 metres to the ridge.
- 2.3. Additional alterations include the addition of two Velux windows and a set of four sliding doors.
- 2.4. The existing car port is to be demolished.
- 2.5. The proposed external materials include the use of red brick to the walls, dark grey slate tiles to the roof and white uPVC double glazed windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached bungalow situated within the settlement boundary of Earl Shilton. The application dwelling comprises the use of red brick and white render to the walls, grey tiles to the roof and white uPVC to the windows. To the south of the dwelling sits a detached single car garage, which is situated approximately 6.75 metres behind the principle elevation of the dwelling. To the front of the detached garage sits tarmac hardstanding suitable for approximately two tandem off-street parking spaces. A mature tree sits to the west (front) of the dwelling.
- 3.2. The area is predominantly residential in nature. Equity Road East varies in terms of design, scale and finish.

4. Relevant planning history

97/00065/FUL

- DETACHED GARAGE AND WORKSHOP
- PER
- 19.02.1997

81/00723/4

- EXTENSION TO BUNGALOW
- PER
- 10.08.1981

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. Earl Shilton Town Council;

- No objections have been received.

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan DPD 2014

- Policy 29: Design

7.2. Core Strategy (2009)

- Policy 2: Development in Earl Shilton

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. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.

- 8.3 The proposal would be sited to the rear of the dwelling and would therefore not be viewable from the street scene as it would be screened by the existing dwelling. It would sit within the existing car ports footprint which is to be demolished and would project outwards from the existing rear elevation by 2.50 metres and would have a width of 5.04 metres.
- 8.4 The proposed rear extension would feature a mono-pitched roof to match the existing design of the dwelling. It would measure 2.78 metres to the eaves and 3.34 metres to the ridge appearing subordinate to the existing dwelling as it would sit below the existing eaves height of the rear extension and the ridge height would not exceed the eaves height of the existing dwelling.
- 8.5 Additional alterations include the addition of two Velux windows and a set of four sliding doors.
- 8.6 The proposed materials would be to match the materials of the existing dwelling.
- 8.7 By virtue of its single storey nature, the scale of this extension would be acceptable in relation to the existing host dwelling. There are numerous examples of similar development within the street scene, and therefore the proposal is considered to comply with policy DM10 of the SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

Impact upon neighbouring residential amenity

- 8.8 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. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects the privacy and amenity of the nearby residents and occupiers of adjacent buildings.
- 8.9 The proposed development would be screened by the existing detached garage to the south as carried out under application 97/00065/FUL and by virtue of this there is not considered to be any adverse impacts upon the occupiers of 20 Equity Road East.
- 8.10 The proposed development would also be screened by the existing rear extension to the north as carried out under application 81/00723/4 and by virtue of this there is not considered to be any adverse impacts upon the occupiers of 24 Equity Road East.
- 8.11 Two Velux windows are proposed to the roof of the proposed extension. They will, however follow the mono-pitched roof line and be angled to the east.
- 8.12 To the east of the site sits Townlands Church of England Primary School. The school is orientated to the north and is set back from the application site by a minimum of approximately 84.00 metres. The boundary line is lined with a strong line of vegetation and by virtue of the single storey nature and separation distance there is not considered to be any adverse impacts upon Townlands Church of England Primary School.
- 8.13 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature and therefore the proposal is considered to comply with policy DM10 of the SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

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 proposal is located within the settlement boundary of Earl Shilton and is for a single storey rear extension at 22 Equity Road East, Earl Shilton, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

7.2. 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. The proposal is considered to be in accordance with Policies DM1 and DM10 of the adopted SADMP, Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 and the adopted Good Design Guide and is 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 1st February 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and, Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

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

Existing, Proposed Elevations, Floor Plan, Site Location, Block Plan, Drg No. LE9-3841 Rev A as received by the Local Planning Authority on the 1st February 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and , Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

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 building.control@blaby.gov.uk or call 0116 272 7533.