

Delegated Report

Planning Ref: 23/00603/HOU

Applicant: Mr Bates

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 40 Station Road Stoke Golding Leicestershire

Proposal: Two storey and single storey rear extension, installation of solar panels and other alterations (re-submission of 22/01198/HOU)

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 planning permission for the construction of a two storey and single storey rear extension, installation of solar panels and other alterations to a dwelling, 40 Station Road, Stoke Golding.
- 2.2. The amended proposed two storey rear extension would extend 4.35 metres in depth from the main rear elevation for a width of 5.4 metres. It would have a dual pitched roof form with rear facing gable, brick eaves detailing, matching ridge height of 7.9 metres as the main roof and the rear facing gable from which it would extend but with a marginally lower 5.3 metres eaves height than the main roof (5.6 metres). The proposed single storey rear extension would extend from the side of the proposed two storey extension to a similar depth of 4.35 metres for a width of 5.5 metres and then increase in depth to a maximum depth of 8.3 metres from the main rear elevation for a width of 4.7 metres. It would have a flat roof behind a parapet wall to a height of 3.5 metres and two hipped raised roof lanterns to a height of 4 metres. The proposed extension would be constructed in matching corresponding external materials as the existing dwelling including rustic red facing bricks to match as closely as possible, slate roof and white painted timber sash style windows to the side elevation, a double width timber sash style window to the first floor rear elevation and more contemporary powder coated grey aluminium bi-fold doors/windows to the ground floor rear elevation and internal garden facing side elevation of the single storey extension. The existing modern white uPVC conservatory would be demolished to enable the proposed extension.
- 2.3. Other proposed alterations include the formation of two additional first floor sash style windows to be inserted in the existing east side elevation of the dwelling to serve a new bathroom and en-suite. A ground floor window in the east side elevation is proposed to be bricked up but the arched brick header and cill detailing retained. A new door/window is proposed to be inserted in the west ground floor side elevation of the existing store to serve the proposed new utility room. The construction of a new 2.4 metres high brick wall with gated access to the east side elevation is proposed extending for a total of 3.7 metres to the side boundary to provide security to the rear garden. The amended proposed scheme also includes the installation of two small arrays of solar panels to be mounted on the west facing roof slopes of the existing and proposed two storey rear extensions.
- 2.4. Amended plans have been submitted to address concerns with the original design and to add solar panels to the scheme for which re-consultations have been undertaken. Further amended plans were then submitted to address some former inconsistencies for which no further re-consultations were considered necessary.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Stoke Golding and within the Stoke Golding Conservation Area. It is an attractive period two storey detached house with gable sided main roof form with twin two storey rear projecting gables. It has twin ground floor bay windows with decorative timber detailing and leaded flat roofs to the front elevation either side of a feature entrance with stone columns and flat stone porch roof. It has brick chimney stacks above both main side gables. It is constructed with red rustic facing bricks, slate roof with decorative ridge copings, decorative brick eaves and roof verge detailing, stone headers and cills to the front and side elevation windows and arched brick headers with blue brick canted cills to the rear elevation windows with white painted sash style timber windows throughout. It has a wide single storey garage extension attached to the west side elevation with dual pitched gable sided roof form with a rear facing dormer window and a single storey dual pitched roof store attached behind. A modern white uPVC conservatory with multi-faceted polycarbonate roof is attached to the rear elevation.
- 3.2. The dwelling is set back from the highway with a loose stone surfaced frontage set behind a brick boundary wall providing at least five off-street parking spaces. The long rear garden is enclosed by timber fencing panels of varying height with additional planting to the rear boundary.

4. Relevant planning history

04/00266/FUL

- Single storey detached extension
- Permitted
- 08.04.2004

97/00181/FUL

- Garage extension to dwelling
- Permitted
- 03.04.1997

83/01073/4

- Erection of new garage garden store stable
- Permitted
- 05.04.1984

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 and a notice was displayed in the local press.
- 5.2. One response has been received as a result of public consultation raising objections to the proposals on the following grounds:
- 1) Lack of detailed Heritage Statement/impact on significance
 - 2) Harm to the host dwelling and wider historic environment by virtue of its scale, design/detailing, character and materials
 - 3) Fails to protect the setting of the Battlefield Site
 - 4) Does not respond to the prevalent styles within the Conservation Area

- 5) Excessive and inappropriate extension – flat roof extensive and uncharacteristic and height overwhelms the rear elevation which is unbalanced and cluttered
- 6) Not subordinate in height or depth the main dwelling
- 7) Fenestration does not reflect or respect vertical emphasis of existing windows and contemporary large windows sit uncomfortably with existing Victorian architectural detailing
- 8) Overbearing impact on windows and rear patio/garden area due to height, depth and proximity, visual intrusion and loss of outlook
- 9) Loss of light due to height, depth and proximity
- 10) Loss of privacy/overlooking from new utility room door/window and increase in activity close to the side boundary/patio area etc.
- 11) Nuisance from light spill from roof lanterns
- 12) Inaccuracies/inconsistencies with the submitted plans and application form (trees)

6. Consultation

- 6.1. Stoke Golding Parish Council have submitted a neutral response commenting that 'no vision impact statement' has been submitted and with reference to Policy SG10 of the Neighbourhood Plan view C from the Ashby Canal near the marina towards Stoke Golding (Ivy House Farm).

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan (SGNP) 2020-2039 (2022)
 - Policy SG10: Locally Important Views
 - Policy SG14: Locally Valued Heritage Assets
 - Policy SG15: Design
- 7.2. Core Strategy (2009)
 - Policy 11: Key Rural Centres Stand Alone
- 7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Delivering Renewable Energy and Low Carbon Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Stoke Golding Conservation Area (SGCA) Appraisal and Map (2013)
 - 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 and appearance of the dwelling and Stoke Golding Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon parking provision
- Other issues

Design and impact upon the character and appearance of the dwelling and Stoke Golding Conservation Area

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.4 Policy SG14 of the 'made' SGNP identifies locally important heritage assets within and around the village which include the application dwelling. Policy SG15 of the 'made' SGNP requires development to be in keeping with the scale, form and character of its surroundings. Development in Stoke Golding Conservation Area should respond to the prevalent 18th and 19th century styles which incorporate a range of domestic, industrial, agricultural, and commercial influences.

8.5 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported. All development proposals will need to accord with Policy DM10 of the adopted SADMP. 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 siting and design of house extensions and states:

'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.' and,

'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.' and,

'Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design.'

In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented.'

- 8.6 An objection to the proposals has been received on the following grounds:
- 1) Lack of detailed Heritage Statement/impact on significance
 - 2) Harm to the host dwelling and wider historic environment by virtue of its scale, design/detailing, character and materials
 - 3) Fails to protect the setting of the Battlefield Site
 - 4) Does not respond to the prevalent styles within the Conservation Area
 - 5) Excessive and inappropriate extension – flat roof extensive and uncharacteristic and height overwhelms the rear elevation which is unbalanced and cluttered
 - 6) Not subordinate in height or depth the main dwelling
 - 7) Fenestration does not reflect or respect vertical emphasis of existing windows and contemporary large windows sit uncomfortably with existing Victorian architectural detailing.
- 8.7 The property is located within ribbon development along the north side of Station Road with land to the rear of the property consisting of Crown Hill, which falls away to the north and west towards the Ashby Canal. The application dwelling was constructed in 1885, named as “Crown Hill Villa”, and is a good quality representation of domestic architecture from this period with its symmetrical plan form, sash windows, gable end stacks, ridge copings and further high-quality detailing. It is a traditional property that contributes positively to the character and appearance and thus significance of the Stoke Golding Conservation Area, and as such is identified as an important local building within the Stoke Golding Conservation Area Appraisal (SGCAA) (2013) and the Stoke Golding Neighbourhood Plan. There have been additions to the main range of the property, consisting of a two storey double gabled extension to the rear positioned perpendicular to the main range, and which has a detailing and form which is sympathetic to the traditional character of the building, in addition to a single storey side extension consisting of garaging and accommodation above, which whilst also having some consistency in appearance to the main range is compromised somewhat by the incongruous character of the garage doors.
- 8.8 The proposed amended two storey rear extension would extend for an appropriate depth of 4.35 metres from the main rear elevation for a clearly subordinate width of 5.4 metres. The amended scheme would have a sympathetic dual pitched roof form with rear facing gable, matching brick eaves detailing, matching ridge height of 7.9 metres as the main roof and the existing rear facing gable from which it would extend but with a marginally lower 5.3 metres eaves height than the main roof (5.6 metres). Whilst not subordinate in height, it would be viewed as a natural extension to, and visually in balance with, the existing two storey rear range and therefore this is not considered to be a critical issue in design terms in this case. The proposed extension would be constructed in matching corresponding external materials as the existing dwelling to ensure an appropriate and uniform appearance including rustic red facing bricks to match as closely as possible and slate roof. Two new and appropriately proportioned white painted timber sash style windows are proposed to the first floor of the east side elevation to serve an en-suite and bathroom, a double width timber sash style bedroom window is proposed to the first floor rear elevation to match the proportion of the proposed new bi-fold doors below. All would have matching canted brick cills and segmental brick arched headers to ensure a uniform appearance. A ground floor window in the east side elevation is proposed to be bricked up but the characteristic arched brick header and cill detailing would be retained.

- 8.9 The proposed single storey rear extension would extend from the side of the proposed two storey extension to a similar appropriate depth of 4.35 metres for an appropriate width of 5.5 metres and then increase in depth resulting in an 'L' shaped footprint to a maximum depth of 8.3 metres from the main rear elevation but for a clearly subordinate width of 4.7 metres. It would have a contrasting contemporary design with a flat roof behind a parapet wall to a height of 3.5 metres. The external walls would be constructed in matching rustic red facing bricks to those of the existing dwelling but modern style grey powder coated aluminium bi-fold doors/windows are proposed to the ground floor rear elevation and the internal garden facing side elevation of the single storey extension along with two raised glazed hipped roof lanterns which reflect the contemporary design approach to the flat roof extension. Notwithstanding that the contemporary flat roof design and appearance would clearly contrast with the traditional character and appearance of the application dwelling, this would be at single storey scale and to the ground floor only where it would be clearly read as an alternative form of development to the original dwelling and would not compete with the architectural interest retained at first floor. In addition, by virtue of its single storey scale and siting entirely to the rear within a well enclosed garden, it would not be visually prominent from the wider conservation area and is therefore considered to be acceptable in design terms in this case.
- 8.10 The architectural and historic interest of the property is inherent within the built form of the original 1885 main range and that interest is most greatly appreciated from the front of the building when situated upon Station Road and within the conservation area street scene. Due to the position and scale of the proposed extension to the rear of the property and the location of surrounding development any visual impact from the rear extension upon the wider conservation area would be very limited, with only the upper section of the eastern elevation of the two storey extension visible from Station Road, and where this part of the extension would be viewed as a natural extension to the existing perpendicular two storey range with its replicated form and ridge height and slightly lower eaves position. The proposed extension would result in a significant increase in the footprint of the dwelling but would not over-dominate the dwelling or be excessive for the size of the substantial plot that it occupies.
- 8.11 The proposed scheme includes the construction of a 2.4 metres high matching red brick wall with gated access to the east side elevation extending for a total of 3.7 metres to the side boundary to provide security to the rear garden. It would be set back 0.6 meters from the main front elevation and approximately 9 metres from the highway boundary. This element of the scheme would be visible from the conservation area but by virtue of its siting, scale, design and appearance would not result in any adverse impacts on the character or appearance of the application dwelling or wider conservation area.
- 8.12 The proposed scheme also includes the installation of two arrays of solar panels to be mounted on the west facing roof slopes of the existing two storey rear extension and the proposed two storey extension. Notwithstanding that the utilitarian appearance of solar panels is not particularly sympathetic to a buildings appearance, any visual harm would be limited in this case by virtue of the siting and limited size of the arrays to the rear of the main roof ridge. The proposal would also contribute positive environmental benefits in terms of renewable energy generation and contribute to the reduction of carbon emissions. This would be in accordance with Policy DM2 of the adopted SADMP which supports such installations where all reasonable steps have been taken to avoid or mitigate any adverse impacts and where, as in this case, the environmental benefits of the proposal would outweigh any limited visual harm to the dwelling or surrounding area.

- 8.13 Notwithstanding that appropriate and traditional matching external materials are proposed for the extension and alterations, it is considered that a condition to require representative samples to be submitted for prior approval would be reasonable and necessary in this case given the age of the property to ensure a satisfactory match in the interests of visual amenity.
- 8.14 Stoke Golding Parish Council have submitted a neutral consultation response commenting that 'no vision impact statement' has been submitted in respect of views towards Stoke Golding from the Ashby Canal. The Stoke Golding Neighbourhood Plan (Policy 10) identifies locally important views including a view (View C) from the Ashby Canal towpath back towards the settlement, with this view allowing for an appreciation of the topography of the area and the significance of Crown Hill, with its role at the ending of the registered Battle of Bosworth Field (1485), significant heritage assets including the grade I listed building the Church of St Margaret, and existing built form from various periods of time situated along the northern edge of the settlement.
- 8.15 There is a substantial separation distance from the Ashby Canal to the site with varied topography and established intervening landscaping between. By virtue of this and the acceptable scale and design of the proposed extensions and alterations located within the existing built form, it is considered that the proposals would be unlikely to be visible from the canal towpath or, in any case, would not be prominent or result in any significant adverse visual impacts on this locally important view or the setting of the battlefield. As such it is considered that the lack of an 'impact statement' is not critical in this case.
- 8.16 Notwithstanding the objection received, by virtue of its siting, scale, design, form and subject to the proposed use of matching corresponding and appropriate complementary external materials, it is considered that the proposed extension and alterations would respect and complement the scale, character/design quality and appearance of the existing dwelling, would have no adverse impact upon the architectural and/or historic interest of the original traditional dwelling and would result in a neutral impact on the character and appearance of the Stoke Golding Conservation Area, thus preserving its significance. The proposal is therefore considered to be in accordance with Policies SG14 and SG15 of the 'made' SGNP, Policies DM2, DM10, DM11 and DM12 of the adopted SADMP, the general principles of the Council's adopted Good Design Guide, section 16 of the NPPF (2021) and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.17 Policy SG15 of the 'made' SGNP requires development not to adversely affect the amenities of local residents, including loss of daylight/sunlight, privacy, air quality, noise and light pollution. Policy DM10 of the adopted SADMP and the adopted Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings. The Council's adopted Good Design Guide states:

'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'

- 8.18 An objection to the proposals has been received on the following grounds:
- 1) Overbearing impact on windows and rear patio/garden area due to height, depth and proximity, visual intrusion and loss of outlook
 - 2) Loss of light due to height, depth and proximity
 - 3) Loss of privacy/overlooking from new utility room door/window and increase in activity close to the side boundary/patio area
 - 4) Nuisance from light spill from roof lanterns.
- 8.19 The neighbouring dwelling to the west (No. 42) is a two storey detached house set in from the side boundary with the application dwelling by a varying degree due to the angle of the boundary between them. Its closest point is its northeast rear corner. The centre-point of the nearest ground floor window in the rear elevation is well inside the side boundary (approximately 5 metres) with the application dwelling. It has a small single storey conservatory type structure with multi-pitched roof extending from its far side and part way across its rear elevation with windows to its rear and near side elevation facing No. 40. Whilst not shown on the submitted OS location and site plans, its presence was picked up during the site visit and taken into consideration.
- 8.20 The proposed single storey rear extension would extend approximately 7 metres beyond the nearest rear corner/main rear elevation and would be set in from the side boundary by 2 metres at its closest point increasing to approximately 3.5 metres as it extends in depth due to the angle of the side boundary. As a result, the side elevation conservatory window of No. 42 facing the site would be approximately 9 metres from the proposed single storey extension and there are other windows in its rear elevation serving the room. Notwithstanding the objection received, by virtue of the separation distance together with the single storey scale and flat roof design of the proposal to a height of only 3.5 metres, it is considered that it would not extend beyond a 45 degree line drawn from any principal ground floor habitable room windows in its rear elevation or result in any significant adverse overbearing or overshadowing/loss of light impacts, visual intrusion or loss of outlook from the neighbouring windows or adjacent patio/garden area. The proposed two storey rear extension would be approximately 18 metres from the window and therefore result in no adverse overbearing or overshadowing impacts on No. 42.
- 8.21 The objection refers to a loss of privacy as a result of potential overlooking from the new utility room door/window and an increase in activity close to the side boundary and neighbouring patio area. Although located at ground floor level, a condition to require the use of obscure glazing to the utility room door and window and for the window to be non-openable below a height of 1.7 metres from the floor level of the room is not considered to be unreasonable in this case to protect privacy given its siting and relationship to the neighbouring property/patio area. Any increased activity would be as a result of the normal residential use of the property and therefore considered acceptable. Notwithstanding the objection received, any light spill from the proposed roof lanterns would be incidental and not unacceptably intrusive or result in any significant adverse impacts from light pollution. By virtue of the extent of the proposed flat roof and its proximity to the neighbouring property, a condition to prevent its use as a balcony is considered to be reasonable in this case to protect the privacy and amenity of the neighbouring occupiers.
- 8.22 The neighbouring dwelling to the east (No. 38) is a detached bungalow which currently extends approximately 4.4 metres further in depth than the application dwelling and has a blank near side elevation facing the application dwelling. By virtue of its 4.4 metres depth, the proposed two storey rear extension would not extend to any significant degree beyond the rear elevation of No. 38 and together

with its separation distance of approximately 4.4 metres from its blank near side elevation, the proposal would not result in any significant adverse overbearing or overshadowing impacts on No. 38. Whilst a new first floor window is included in its rear elevation, this would be approximately 6 meters inside the boundary and would face directly towards the applicant's own garden rather than towards the neighbours. Therefore, it is considered that the proposal would not result in any significant adverse impacts from loss of privacy to the occupiers of No. 38 from any potential direct overlooking.

- 8.23 Notwithstanding the objection received, by virtue of the siting, scale, design and separation distances and subject to conditions as described, it is considered that the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. Therefore, the proposals are considered to be in accordance Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.24 Policy SG15 of the 'made' SGNP requires development to have safe and suitable access. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. The local highway authority design guide suggests that a four bedroomed dwelling should be served by three off-street parking spaces of 5.5 metres in length and 2.4 metres in width and/or garaging with internal dimensions of 6 metres length by 3 metres width.

- 8.25 The application dwelling is set back from the highway with a loose stone surfaced frontage set behind a brick boundary wall providing at least five open off-street parking spaces to serve the resulting four bedroomed dwelling which would be unaffected by the proposals. Notwithstanding the objection received which seeks a condition to require the garage to be kept permanently available for parking, the site frontage provides ample parking facilities on its own and therefore such a condition would be unreasonable and unnecessary. The level of retained off-street parking provision would be more than adequate to serve the resulting four bedroomed dwelling and therefore to be in accordance with Policy SG15 of the 'made' SGNP, Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Other issues

- 8.26 The issues raised in respect of inaccuracies/inconsistencies with the submitted plans is considered to have been satisfactorily addressed through the submission of the amended plans.

- 8.27 There are no trees of any significance that would be affected by the proposals.

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 relate to an extension and alterations to an existing dwelling within the settlement boundary of Stoke Golding 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. Notwithstanding the objection received, by virtue of its siting, scale, design, form and subject to the proposed use of matching corresponding and appropriate complementary external materials, it is considered that the proposed extension and alterations would respect and complement the scale, character/design quality and appearance of the existing dwelling, would have no adverse impact upon the architectural and/or historic interest of the original traditional dwelling and would result in a neutral impact on the character and appearance of the Stoke Golding Conservation Area, thus preserving its significance
- 10.3. Notwithstanding the objection received, by virtue of their siting, scale, design and separation distances and subject to conditions, it is considered that the proposals would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. Satisfactory off-street parking space for five vehicles and private rear amenity space of over 500 square metres would be retained to serve the resulting four bedroomed dwelling.
- 10.4. The proposals are therefore considered to be in accordance with Policies SG14 and SG15 of the 'made' SGNP, Policies DM1, DM2, DM10, DM11, DM12 and DM18 of the adopted SADMP, the general principles of the Council's adopted Good Design Guide, section 16 of the NPPF (2021) and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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: Site Location Plan, Proposed Site Plan, Proposed Floor Plans and Proposed Elevations Drawing Nos. 1 - 4 inclusive Revision 4 received by the local planning authority on 3 August 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the extensions and alterations hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials. The external materials shall match the corresponding materials of the existing dwelling where this is stated within the submitted Planning Application Form.

Reason: To ensure that the development has a satisfactory external appearance in the interests of visual amenity in accordance with Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the submitted details, the new utility room window and door in the west side elevation (facing 42 Station Road, Stoke Golding) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and the window shall be non-openable below a height of 1.7 metres above the floor level of the room that it serves. Once so provided the window and door shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The flat roof of the rear extension hereby permitted shall not at any time be used as a balcony or sitting out area neither shall any balustrade, railings, wall or other means of enclosure be erected on any part of the flat roof.

Reason: To protect the residential amenity and privacy of neighbouring properties 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.