

Delegated Report

Planning Ref: 23/00604/HOU

Applicant: Mr Craig Crooks

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 10 Hill Close Peckleton Leicestershire

Proposal: Two 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 planning permission for the construction of a two storey extension to the rear elevation of a dwelling, 10 Hill Close, Peckleton.

2.2. The proposal would extend to a depth of 4 metres from the existing main rear elevation and across the full 10.6 metres width of the dwelling. It would have a dominant gable to the rear elevation with matching eaves and ridge height as the main roof but subordinate width of 6.6 metres and a subordinate hipped roof section with matching eaves as the main roof, a subordinate ridge height and subordinate width of 4 metres. Matching facing bricks and roof tiles are proposed in the construction along with new and replacement dark grey powder coated aluminium windows throughout to reflect the more contemporary design of the proposed extension with almost full width/full depth glazing to the ground floor and two sets of full depth glazed sliding double doors/windows with glazed Juliette balconies at first floor. An external black metal flue is proposed on the northeast side elevation to serve a new Inglenook fireplace.

2.3. Amended plans have been submitted to add a gable to the rear elevation. Re-consultation has been undertaken.

3. Description of the site and surrounding area

3.1. The application dwelling lies within the settlement boundary of Peckleton on its north eastern edge and within a small residential cul-de-sac of similar detached dwellings and with open fields to the north. It is a two storey detached house with dual pitched gable sided main roof form and an 'L' shaped footprint as a result of a subordinate dual pitched two storey forward projection that includes double garaging. The front elevation has a subordinate dual pitched front gable of shallow depth with a ground floor bay window, open lean-to porch canopy roof, dual pitched half dormers at first floor, brick corbel roof verge detailing, exposed rafters to eaves, ached brick headers and slanted brick cills. The brick detailing continues on the other elevations. The dwelling is constructed of red/blue facing bricks, grey flat concrete roof tiles and white uPVC windows. The site provides four off-street parking spaces within the double garage and on the tarmac surfaced garage forecourt within the site frontage. There is a large rear garden to the rear providing more than adequate private amenity space and a separate grassed paddock beyond.

3.2. The neighbouring dwellings within the cul-de-sac are of similar scale, character and appearance with some variations in their design.

4. Relevant planning history

22/00499/FUL (on land to the rear of 10 Hill Close)

- Construction of stables and change of use of land to equestrian use (re-submission of 22/00092/FUL)
- Permitted
- 24.03.2023

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.

5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Peckleton Parish Council.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies.

7.2. 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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

7.4. 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 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.

- 8.3 The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and in respect of rear extensions 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. Where there are no public views into a site, a fully integrated two storey rear extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.'

- 8.4 The proposed two storey rear extension would have the same 10.6 metres width as the existing dwelling and be flush with both side elevations. Part of the extension would also have matching eaves and ridge heights as the existing dwelling. Notwithstanding this, by virtue of the clearly subordinate 6.6 metres width of the rear elevation gable of this section, the clearly subordinate width and ridge height of the hipped roof section next to it and their appropriate and subordinate 4 metres depth, the proposal would nevertheless appear as being subordinate to the footprint of the existing dwelling and the scale of its main roof which would remain dominant overall. The definition of the side elevation gables on the main roof would also be retained through the retention of the brick roof verge detailing ensuring that, although of matching width, the main dwelling would remain visually distinct from the extension.

- 8.5 The proposal represent a contemporary re-modelling of the rear elevation of the dwelling which would contrast with but complement the existing dwelling and neighbouring dwellings in the cul-de-sac, a number of which also have planning permission for similar more contemporary extensions to their rear elevations. The characteristic brick detailing and window proportions of the existing rear elevation would be replaced by much larger openings with almost full width/full depth glazing to the ground floor and two sets of full depth glazed sliding double doors/windows with glazed Juliette balconies at first floor. However, the characteristic brick roof verge detailing and soldier course red brick header detailing is nevertheless included in the design. These larger windows would be to the rear elevation only and would overlook grassed paddocks and open fields to the north where there would be no significant adverse visual impacts on the character or appearance of any street scene or the surrounding area and therefore the proposal is considered to be acceptable in design terms. Matching corresponding facing bricks and roof tiles to the existing dwelling are proposed along with new and replacement dark grey aluminium powder coated windows throughout to ensure a unified overall appearance. The proposed black metal flue attached to the side elevation would be located towards the rear of the dwelling where it would not be visually prominent.

- 8.6 By virtue of the siting to the rear, subordinate scale, contemporary design and the proposed use of matching and complementary external materials to create a satisfactory overall appearance, the proposed extension and alterations would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the character or appearance of the wider street scene or surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP and the adopted Good 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.

- 8.8 The adjacent two storey dwelling to the northeast (No. 11) extends 4 metres further to the rear than the application dwelling and its rear elevation is orientated such that

it splays away from the application site. Therefore, notwithstanding the proposed 4 metres depth and two storey scale, the proposal would not extend beyond the main rear elevation of No. 11 or result in any adverse overbearing or overshadowing impacts on any principal habitable room windows in its rear elevation. There are no principle habitable room windows in its near side elevation facing the proposal. The nearest part is a garage with side elevation access door/window and there is only a side door and small window at ground floor and an obscurely glazed window at first floor in the main body of the dwelling. These would be approximately 5 metres from the side elevation of the proposal and therefore would suffer no significant adverse amenity impacts. There are no new side elevation windows proposed facing No. 11 that would result in any loss of privacy to the neighbouring occupiers. The proposed metal flue attached to the side elevation would be located away from any principal windows and its operation would be required to comply with separate environmental legislation and building regulations to ensure compatibility with residential amenity.

- 8.9 The two storey dwelling to the west (No. 9) extends approximately 7 metres further to the rear than the application dwelling and its rear elevation is orientated such that it splays away from the application site. Therefore, notwithstanding the proposed 4 metres depth and two storey scale, the proposal would not extend beyond the main rear elevation of No. 9 or result in any adverse overbearing or overshadowing impacts on any principal habitable room windows in its rear elevation. There are no principle habitable room windows in its near side elevation facing the proposal. There is only a small side door and small window at ground floor and an obscurely glazed window at first floor in the main body of the dwelling and these would be approximately 5 metres from the side elevation of the proposal and therefore would suffer no significant adverse amenity impacts. The only new side elevation window proposed in the extension would be at ground floor and would face towards a blank section in the side elevation of No. 9. In any case, the existing 2 metres high solid close boarded timber boundary fencing and 3 metres high hedgerow beyond would protect the privacy of the respective occupiers and therefore the proposal would not result in any loss of privacy to the neighbouring occupiers.
- 8.10 By virtue of the siting relative to neighbouring dwellings, the scale, design, separation distances and existing screening, the proposal would have no significant adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 Notwithstanding its scale, by virtue of the proposed internal layout alterations, the proposal would result in four larger bedrooms served by additional facilities rather than any additional bedroom numbers. In any case, the site currently provides four off-street parking spaces within the double garage and on the tarmac surfaced garage forecourt within the site frontage which would remain unaffected by the proposal. This level of provision would remain adequate to serve the resulting four bedroomed dwelling and be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 proposal relates to an extension of and alterations to an existing dwelling located within the settlement boundary of Peckleton 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 the siting to the rear, subordinate scale, sympathetic design and construction in matching external materials to ensure a uniform external appearance, the proposal would respect and complement the scale of the existing dwelling and would not result in any significant adverse visual impacts on the character or appearance of the existing dwelling, the street scene or the surrounding area. By virtue of the siting relative to neighbouring dwellings, the scale, design, separation distances and existing screening, the proposal would have no significant adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposal would retain more than adequate private rear amenity space and adequate off-street parking provision of four spaces to serve the resulting four bedroomed dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan and Proposed Site Plan Drawing No. 2023 P02 Rev B, Proposed Floor Plans and Roof Plan Drawing No. 2023 P05 Rev B, Proposed Elevations Drawing No. 2023 P06 Rev B and Proposed Sections Drawing No. 2023 P07 Rev B received by the local planning authority on 28 July 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 extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling and be in accordance with the details on the approved Proposed Elevations Drawing No. 2023 P06 Rev B received by the local planning authority on 28 July 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.