

Delegated Report

Planning Ref: 24/00173/HOU

Applicant: Mr David Wick

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Spinney View 72 Main Street Carlton

Proposal: Loft conversion including the addition of 5 roof light windows to rear elevation.

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 application seeks full planning consent for a loft conversion at 72 Main Street Carlton.
- 2.2. Additional alterations include the addition of 5 combination roof lights to the south-east (rear) elevation.
- 2.3. The proposed external materials are to match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Carlton and is comprised by the use of red brick to the walls, grey tiles to the roof and brown uPVC windows and doors. The dwelling features a pitched roof design along with a mono-pitched roof design to the ground floor window of the north-west (front) elevation.
- 3.2. The dwelling sits approximately 12.55 metres away from the adjacent highway, Main Street and features a generous block paved hardstanding to the north-west (front) elevation along with a variety of vegetation.
- 3.3. The application dwelling was approved in 2005 under application 05/00920/FUL for the demolition of the existing bungalow and erection of the current detached house.
- 3.4. The street scene is relatively uniform in scale, however varied in terms of design and finish. The area is prominently residential in nature.

4. Relevant planning history

05/00920/FUL

- DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED HOUSE
- PER
- 17.11.2005

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. Carlton Parish Council:

“Carlton Parish Council has no objection to this proposal.”

- 6.2. LCC Ecology:

“As the building is less than 20 years old and having viewed the property on Google Street-view, I am satisfied that it has negligible suitability for roosting bats. Therefore, no surveys are required.”

7. Policy

- 7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

- 7.2. Site Allocations and Development Management Policies DPD (2016)

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

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

- 7.4. 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. The Good Design Guide SPD states that *“Roof lights that lie flush with the roof itself will typically be the easiest way of introducing natural light into a roof space without resulting in negative visual impact.”*

- 8.4. The roof lights would be situated to the south-east (rear) of the dwelling and would therefore not be viewable from a public vantage point.

- 8.5. The combination roof lights would measure 1.60 metres in length to the top section and 0.98 metres in length to the bottom section hosting an overall length of

approximately 2.58 metres. Each roof light would feature a width of 0.94 metres and would be set in from the side of the roof line by approximately 1.50 metres and would be set in from the top of the roof line by approximately 0.75 metres. The roof lights would also feature an approximate 0.42 metre separation distance between each other and would sit flush with the roof itself.

- 8.6 All materials are to match those of the existing dwelling.
- 8.7 The proposed loft conversion would include the addition of a games room which would include internal alterations, no further external alterations are proposed.
- 8.8 By virtue of the minor proposal it 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

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.10 The roof lights are located to the rear of the dwelling and do not directly face any neighbouring residential property by way of the roof line sloping to the south-east, so the impact on privacy and overlooking will be minimal. The roof lights are required to provide suitable light to the games room following the proposed loft conversion into a usable space which is acceptable.
- 8.11 The proposal will result in a minimal impact on residential amenity in compliance 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

- 10.1. The proposal is located within the settlement boundary for Carlton and there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. 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 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 22nd February 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).

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
- Block Plan
- Parking Provision
- Proposed Sections, Drg No. 01
- Proposed Floor Plans and Elevations, Drg No. 03 all as received by the Local Planning Authority on the 22nd 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).

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.