

Delegated Report

Planning Ref: 23/01087/HOU

Applicant: Mr Tony Cook

Ward: Markfield Stanton & Fieldhead

Site: 5 Chambers Close, Markfield



Hinckley & Bosworth
Borough Council

Proposal: Two storey front extension, new front porch, first floor rear extension, balcony, and alterations to dwelling

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for a two storey front extension, new first floor rear extension above existing rear extension, new front porch and internal alterations.
- 2.2. The proposed two storey front extension will have a maximum depth of 3.6m from the original principal elevation, yet will extend no further than the furthest part of the original dwelling. This will have a maximum width of roughly 7.2m.
- 2.3. The proposed new porch will be 2.4m to the eaves and have a sloping roof. On top of the new porch will be a small balcony. Internal alterations include realignment of the staircase and various walls.
- 2.4. The proposed new first floor rear extension will have a depth of 2.4m, to the extent of the current rear ground floor extension. It will have a width of 10.5m, extending across the entire width of the current dwelling.
- 2.5. The overall ridge height of the main roof will increase by approximately 39cm to 7.6m. The chimney along the side elevation facing south will be removed and the roof shape will change to reduce its massing.
- 2.6. The side elevation facing south will have two new windows at ground level and another four at first floor, all to be obscured.
- 2.7. The extensions will be finished with bricks, tiles and windows to match the existing dwelling.
- 2.8. It should be acknowledged that a previous planning permission for the site (22/00707/HOU) granted permission for similar proposals. This permission was implemented, albeit not in full. Consequently there is an established fall-back position to implement the earlier planning permission which included a front extension of the same depth. The main changes in this application compared to the previously approved scheme are that the entrance porch is narrowed in width, which has no effect on any neighbours and that the roof is hipped rather than being gable, which is an improvement in both street scene and neighbouring amenity terms.

3. Description of the site and surrounding area

- 3.1. The application site relates to a large two storey detached dwelling house within a traditional David Wilson homes development of similar properties dating from the 1990s. As a result, there is a good level of coherence to the properties within the cul-de-sac, with the majority of sites being in their original form.

4. Relevant planning history

22/00707/HOU: Proposed two storey front extension, single storey rear extension, new front porch and internal alterations (revised scheme) – Permitted Nov 2022.

99/00294/FUL: EXTENSION TO DWELLING – Permitted.

99/00929/FUL: ALTERATIONS AND EXTENSIONS TO DWELLING – Permitted.

02/00583/FUL: ERECTION OF SUMMER HOUSE – Permitted.

08/01165/FUL: EXTENSIONS AND ALTERATIONS TO DWELLING – Permitted

21/00765/FUL: Two storey front extension – Permitted

5. Publicity

- 5.1. Neighbours were notified of the application, one objection was received on the grounds of overlooking and overshadowing.

6. Consultation

- Markfield Parish Council – No objection.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

- 7.2. National Planning Policies and Guidance

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

- 7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

- 8.2 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

- 8.3 The GDG states that:

‘Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front

elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.'

- 8.4 In this case the proposal has a slightly higher ridge line and roof pitch as the existing dwelling and has not been set back from either the front or rear elevations. As a result, the proposal would substantially increase its mass compared to the existing situation when directly facing the front elevation. Notwithstanding this, the proposed design would, nevertheless, maintain the dominance of the existing front gable (albeit without the asymmetric roof) and would be similar to the form of the front elevation of the adjacent house to the south. The cul-de-sac contains a variety of side extensions, some with flat roof dormers, some set back from the front slightly and one (No.12) which has been approved without a setback or subordinate roof as now proposed by this application. As a result, it is considered that the original uniformity of the cul-de-sac has already been lost and that a setback/subordinate extension is not critical in this case. When viewed from the entrance to the cul-de-sac the proposal would be seen largely against the existing roofline. It is considered that the hipping of the roof is a betterment in comparison to the extant most recent scheme.
- 8.5 Therefore, it is considered that the proposal as submitted, subject to the use of matching external materials to ensure a unified appearance, would respect the scale and appearance of the existing dwelling and the character and appearance of the wider street scene, would be acceptable in design terms in this case and in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the SADMP and the GDG require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7 Notwithstanding the proposed formation of a new gable with a ridge height of 7.6m to the side elevation at approximately 0.6m from the side boundary, by virtue of the application dwelling being set further forward of the adjacent dwelling to the south and the different relative orientation of the two dwellings, the proposed front extension would be sited to the front and all new windows to the south facing side elevation will be obscured. The proposed front extension would not result in any significant adverse overbearing or overshadowing impacts on the neighbouring properties. It is no different from the extension that has already been approved and that is extant.
- 8.8 The proposed first floor rear extension would not, on balance, result in any significant adverse overbearing or overshadowing impacts on the neighbouring properties. This was further confirmed on a site visit by a planning officer. The hipping of the roof is an improvement over the previously approved scheme in terms of the effect on neighbouring properties.
- 8.9 By virtue of its siting, design and separation distances it is considered that the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the SADMP and the GDG.

Impact upon highway safety

- 8.10 Policy DM18 of the SADMP expects new development to provide an appropriate level of car parking. The Leicestershire Highways Design Guide states houses of 4 or more bedrooms should have at least three parking spaces.

- 8.11 The entirety of the frontage of the site is hard-surfaced in block paving and provides off-street parking for three vehicles, plus the double garage. Even with the proposed front extension and porch, this level of provision is considered to be adequate to serve the four bedroom dwelling and to be in accordance with Policy DM18 of the 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.

10. Conclusion

- 10.1. By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development complies with Policies DM1 and DM10 of the SADMP and the GDG.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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, Block Plan, Drg No. 404-04 Rev B (Received on: 15/11/2023)
Proposed Floor Plans and Elevations, Drg No 404-01 RevG (Received on: 15/11/2023)

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 shall match the corresponding materials of the existing dwelling.

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.