

Delegated Report

Planning Ref: 24/00010/HOU

Applicant: Mr C Beveridge

Ward: Groby

Site: 7 Fern Crescent, Groby

Proposal: Two storey rear extension to existing dwelling (following demolition of existing conservatory and detached garage)



Hinckley & Bosworth
Borough Council

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 proposes two storey rear extension, and the demolition of an existing conservatory and garage. The proposal also includes an amendment to an existing side dormer and the inclusion of roof lights.

3. Description of the site and surrounding area

- 3.1. The property is located within the settlement boundary of Groby. The property is a detached 1.5 – 2 storey dwelling. The property neighbours a property of similar design and a single storey bungalow.

4. Relevant planning history

None

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Groby Parish Council: Objection due to overdevelopment.

7. Policy

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

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

7.3. 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
- Impact upon highway safety

Design and impact upon the character of the area

- 8.2. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The proposal is for a two storey rear extension, which will be viewable from the street-scene. The proposal also includes the removal of a chimney stack, amendments to the existing dormer window and the inclusion of roof lights. The proposal is of a similar design to the neighbouring property and is considered to be in keeping with the general design of the area. Whilst comments have been made regarding an overdevelopment of the plot, the resultant dwelling would not be dissimilar in scale to the surrounding properties and maintains a large garden.
- 8.4. Overall, the proposal is considered in relation to its design and is not considered to cause any detriment to the character of the area and as such it is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.6. The proposed extension measures 4.5m in depth and has a pitched roof to match the existing roofscape. The proposal is not proposed to extend further than the existing rear elevations of the neighbouring properties and due to the pitched roof, impacts of loss of light are reduced to a point where detrimental impacts are not expected.
- 8.7. In addition to the above, the proposal includes the installation of rooflights and amendments to the existing side dormer. It is not considered that the proposal would further exacerbate the existing dormer and the rooflights would not be detrimental to the privacy of the neighbouring property.
- 8.8. The proposal as a whole is not considered to cause detrimental impacts to neighbouring residential amenity in terms of loss of light, loss of privacy, overshadowing or overbearing impacts. As such it is considered in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.9. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.10. The proposal of a two storey rear extension is not considered to impact the existing off street car parking provision and will have no impact on highway safety due to the minor nature of the extension. No additional bedrooms are created through the development and there is no reduction in the number of existing off-street car

parking spaces.

- 8.11. As such the proposal is considered to be in accordance with Policies DM17 and DM18 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.

- 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 seeks to erect a two storey rear extension and associated demolition of the conservatory and detached garage. The proposal is deemed acceptable due to the limited adverse impacts upon the character of the area, neighbouring residential amenity and highway safety.

- 10.2. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

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:

Proposed elevations, floor plans and site block plan Drg No.
SC/OB/28/12/23/02

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 proposed elevations of the extensions shall accord with the approved materials detailed within the application form.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies 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.