

Delegated Report

Planning Ref: 25/00345/HOU

Applicant: Mrs Gay Foster

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 1 St Peters Avenue Witherley Atherstone

Proposal: Single storey side and 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. The application seeks full planning consent for a single storey side and rear extension at 1 St Peters Avenue, Witherley.
- 2.2. The proposed single-storey side extension would project outwards from the existing southern side elevation by 1.91 metres and would have a depth of 10.11 metres.
- 2.3. The proposed single-storey rear extension would project outwards from the existing rear elevation by 3.09 metres and would have a width of 6.82 metres.
- 2.4. The extensions would have a dual pitched form which would measure 4.38-4.71 metres to the ridge and 2.49 metres to the eaves.
- 2.5. Additional alterations include the addition of a door to the front elevation, the addition of two windows and a Velux roof light to the southern side elevation, the addition of a Velux roof light and a set of two bi-fold doors to the northern side elevation, the addition of a set of four bi-fold doors to the rear elevation, the design of the fenestration is to be replaced throughout and the existing conservatory to the rear is to be demolished.
- 2.6. The proposed external materials would match those of the existing dwelling.
- 2.7. Amendments have been sought during the application process in the interests of good design.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached residential bungalow situated within the settlement boundary of Witherley. The bungalow comprises a dual pitched roof form and is finished in cream render to the walls, brown interlocking tiles to the roof and brown uPVC to the openings. The principle elevation of the dwelling is accommodated by a single storey integral garage and porch, forward of which sits a grassed amenity area and block paved hardstanding enclosed by a 1.00 metre high red brick wall. The private amenity space to the rear can be accessed from two bricked arched metal gateways which are situated either side of the dwelling.
- 3.2. Within the street scene there are a mixture of two storey detached dwellings and detached bungalows. These dwellings vary in style and design forming a non-uniform character within the area.

4. Relevant planning history

99/01090/FUL

- Extension to dwelling
- Planning Permission
- 31.01.2000

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 comments have been received.

6. Consultation

6.1. Witherley Parish Council:

- No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 12: Rural Villages
- 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) (2024)
 - 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 Site Allocations and Development Management Policies DPD 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 application seeks full planning consent for a single storey side and rear extension at 1 St Peters Avenue, Witherley.

- 8.4 The Councils Good Design Guide seeks to ensure that *“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.”*
- 8.5 The Councils Good Design Guide seeks to ensure that *“Side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a 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).”*
- 8.6 The proposed side/rear extension would be situated on the existing footprint of the conservatory. It would host a mirroring width (1.91 metres) to that of the existing conservatory to the south but would see an increase in depth (3.50 metres). Despite the increase in depth the proposal would be set back from the front elevation and set down from the ridge of the main dwelling as to appear to be a clearly subordinate addition. The proposal would only see a minor increase in depth (0.39 metres) and width (0.98 metres) to the rear, would be set down from the ridge of the main dwelling and would replicate the eaves as to appear subordinate.
- 8.7 Additional alterations include the addition of a door to the front elevation, the addition of two windows and a Velux roof light to the southern side elevation, the addition of a Velux roof light and a set of two bi-fold doors to the northern side elevation, the addition of a set of four bi-fold doors to the rear elevation and the design of the fenestration is to be replaced throughout.
- 8.8 The proposed external materials would match those of the existing dwelling.
- 8.9 By virtue of its siting, scale and the proposed use of appropriate external materials in the construction to ensure a uniform appearance, it is considered that the proposal would be acceptable in design terms and would respect and complement the scale, character and appearance of the existing dwelling. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.11 The extension would not extend past either the front or rear elevation of 30 Kennel Lane, however, a habitable window can be observed to its immediate southern elevation. This window is nevertheless already bounded by the existing conservatory and its full glazing and would reinstate its set back distance from the shared boundary. The proposal would therefore not have any adverse impacts upon the occupiers/owners of 30 Kennel Lane, Witherley in terms of loss of light or loss of privacy.
- 8.12 The proposal would not differ significantly in terms of scale and massing to the rear, nor would it result in any significant changes to the fenestration due to the existing structure being a fully glazed conservatory. The proposal would therefore not have any adverse impacts upon the occupiers/owners of 3 St Peters Avenue, Witherley in terms of loss of light or loss of privacy.
- 8.13 By virtue of the above, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers

of any neighbouring properties. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide. No objections have been received.

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 relates to extensions and alterations to an existing dwelling located within the settlement boundary of Witherley 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. The proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area.

10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. The proposal 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 31st March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

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, Drg No.1413_10 as received by the Local Planning Authority on the 31st March 2025.
 - Proposed Plans, Elevations and Block Plan, Drg No. 1413_02 Rev A as received by the Local Planning Authority on the 15th May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

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.