

Delegated Report

Planning Ref: 24/00410/HOU

Applicant: Mr Andrew Walker-Smith

Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: 73 Newbold Road Barlestone Nuneaton

Proposal: Single storey front 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 front extension at 73 Newbold Road, Barlestone.
- 2.2. The proposed single storey front extension would project outwards from the existing front elevation by 1.80 metres and would measure approximately 4.80 metres in width. The roof would adjoin onto the existing pitched roof and therefore the existing ridge and eaves would be reinstated.
- 2.3. The proposed materials would be to match the materials of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling with an associated detached garage, outbuildings and a barn, situated outside of but adjacent to the settlement boundary of Barlestone. The dwelling and surrounding outbuildings feature a mixture of red brick, cream render and timber to the walls, brown tiles to the roof and brown/white uPVC to the windows.
- 3.2. The site hosts 4500 square foot of internal accommodation in a generously sized plot measuring 1.59 acres in total. It can be accessed to the north of Newbold Road via an access to the east of the track hosting Mill Farm Cottage.
- 3.3. A strong line of vegetation is present to the grounds of the site, obscuring the site from a public realm. The trees lining the front of the site and the trees lining the driveway are protected by the HINCKLEY AND BOSWORTH, BARLESTONE (73 NEWBOLD ROAD) TREE PRESERVATION ORDER (NO 1) 1990 (Ref; 73/00001/TPORD) and the trees lining the rear of the site are protected by the LEICESTERSHIRE COUNTY COUNCIL, BARLESTONE (NEWBOLD ROAD TREE PRESERVATION ORDER 1973 (Ref; 90/00001/TPORD).

4. Relevant planning history

07/01336/CTPO

- WORKS TO TREES FRONTING ROAD
- CC
- 29.11.2007

09/00857/CTPO

- REMOVAL OF 2 TREES
- CC
- 23.11.2009

10/00571/ADV

- BANNER
- APPRET
- 22.10.2010

13/00546/FUL

- Change of use of ground floor from B8 to A1
- WDN
- 02.09.2013

13/00547/ADV

- Erection of one advertisement
- WDN
- 02.09.2013

13/00755/FUL

- Change of use of ground floor from B8 to A1 including alterations to the shop front (retrospective)
- PER
- 18.12.2013

13/00756/ADV

- Erection of four advertisements (retrospective)
- ADV
- 18.12.2013

16/00258/TPO

- Felling of 1x lime and crown reduction of 1x horse chestnut and 1x lime
- WDN
- 19.05.2016

20/01018/TPO

- Works to 2x Lime and 2x Horse Chestnut
- APPRET
- 05.10.2020

20/01066/CTPO

- Raise the crown of 3 lime trees T15, T24 & T25 and horse chestnut T23 by 5.0m protected by LCC Barlestone (Newbold Road) TPO 1973
- CC
- 23.10.2020

21/01503/FUL

- Change of use of building from shop on ground floor and storage on first floor to residential annex associated with main house
- PER
- 18.07.2022

22/01142/CTPO

- Works to trees
- CC
- 19.12.2022

23/00263/TPO

- Lime tree (T1) - Reduce crown by 2m all over, thin crown by 10%, two lowest limbs over building reduce by 3m
- PERTPO
- 02.05.2023

79/01685/4

- USE OF RESIDENTIAL DEVELOPMENT
- REF
- 23.10.1979

93/00863/4

- RETENTION OF PORTACABIN FOR THE STORAGE OF FABRIC
- PER
- 10.11.1993

88/01444/4

- CHANGE OF USE OF FORMER AGRICULTURAL BUILDING FOR OFFICE USE AND STORAGE TEXTILES
- PER
- 21.03.1989

83/00565/4

- ERECTION OF A HOUSE GARAGE AND STABLES
- PER
- 23.08.1983

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 objections have been received.

6. Consultation

6.1. Barlestone Parish Council;

- No objections.

6.2. LCC Ecology:

- *“The site is in a rural location with mature trees directly adjacent, providing good bat foraging habitat.*
- *However, the proposed development will only have a small impact upon the existing roof structure.*
- *Therefore no bat surveys are required, however I suggest the below informative is attached to any permission.*
- *The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant’s responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.”*

7. **Policy**

7.1. Barlestone Parish Neighbourhood Plan 2020-2039

- Policy H2: Settlement Boundary
- Policy H6: Design Standards

7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

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

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

7.4. National Planning Policies and Guidance

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

7.5. 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 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 and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3 Policy H2 of the Barlestone Parish Neighbourhood Plan seeks to ensure that land outside of the defined Settlement Boundary is treated as open countryside; any proposed development should be carefully controlled in line with local and national strategic planning policies.
- 8.4 Policy H6 of the Barlestone Parish Neighbourhood Plan seeks to ensure that proposals respect the character and historic context of nearby existing development within the village and incorporate existing materials where practicable. Care should also be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views.
- 8.5 The proposed extension would be situated to the front of the host dwelling and would sit in line with the existing principle elevation, as a result of this no part of the proposal would extend past the existing building line that the dwelling currently hosts. The roof proposed would adjoin onto the existing pitched roof and therefore the existing ridge and eaves would be reinstated. Observation has been given to the strong line of vegetation present to the grounds of the site, which obscures the site from a public realm. By virtue of the reasons above the proposed extension would appear minor in scale and would not detract from the visual amenity of the surrounding street scene or principal elevation of the host dwelling.
- 8.6 Matching corresponding external materials are proposed in the construction and therefore a unified appearance will be maintained.
- 8.7 Two individual tree preservation orders are present at the site. Notwithstanding this, the proposal would not result in the damage or loss of a protected tree.
- 8.8 The proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and not to result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 Policy H6 of the Barlestone Parish Neighbourhood Plan seeks to ensure that development proposals do not result in an unacceptable loss of amenity for neighbouring occupiers by loss of privacy, loss of daylight visual intrusion or noise.
- 8.11 The proposal would not be viewable from a public realm to the south by way of the application dwelling being situated approximately 80 metres from the adjacent public highway, Newbold Road and being predominantly screened by existing vegetation.

- 8.12 The proposal would neither be viewable to the east and west of the site as the proposal would not extend further than the existing principle elevation of the dwelling.
- 8.13 The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon parking provision

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 Policy H6 of the Barlestone Parish Neighbourhood Plan seeks to ensure that development proposals ensure to retain adequate off-road parking at the site.
- 8.16 No additional bedrooms are proposed to the dwelling. The site currently provides ample off-street parking and turning space on hard standing within the extensive plot to serve the dwelling, by virtue of the above, this provision would be unaffected by the proposed front extension.
- 8.17 The proposed development would therefore satisfy Policy DM18 of the SADMP and the Leicestershire Highways Design Guide in this regard.

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 outside of the settlement boundary of Barlestone and is for a single storey front extension at 73 Newbold Road, Barlestone, therefore 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 extension and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposal 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, Policies H2 and H6 of the Barlestone Parish Neighbourhood Plan 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 26th April 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) and Policies H2 and H6 of the Barlestone Parish Neighbourhood Plan

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. 001
- Proposed Ground Floor Plan, Drg No. 004
- Proposed Elevations, Drg No. 005 all as received by the Local Planning Authority on the 26th April 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policies H2 and H6 of the Barlestone Parish Neighbourhood Plan.

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.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is

obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.