

Delegated Report

Planning Ref: 24/00295/HOU
Applicant: Mr Darren Birch
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Site: 126 Leicester Road Hinckley Leicestershire

Proposal: First floor and two storey side extension and render to dwelling

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 householder application seeks planning permission for the construction of a first floor and two storey side extension to a dwelling, 126, Leicester Road, Hinckley.
- 2.2. The proposed first floor and two storey side extension would be constructed above and behind an existing flat roofed garage. It would be set back from the main front elevation by 0.3 metres and extend by 4.7 metres in width from the main side elevation. It would have a total depth of 6.8 metres and be set in from the main rear elevation by 0.5 metres. It would have a hipped roof form with matching 5.5 metres eaves height as the main roof and a subordinate ridge height of 7 metres compared to the main roof of 7.75 metres. It is proposed that all existing and proposed external walls would be finished in white/cream render and for the new roof tiles and windows to match the corresponding materials of the existing dwelling.
- 2.3. Amended plans have been submitted to address inconsistencies identified on the original plans in respect of the overall depth of the extension and window numbers/positions. Re-consultation has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley in a residential area and to the northwest side of Leicester Road. It is a traditionally styled two storey semi-detached house with hipped main roof form, central brick chimney stack and a square ground floor bay window with a flat roof to the front elevation. It has a wide single storey garage extension with flat roof to the side elevation with a false pitched roof at the front which extends across the front porch. There is a separate single storey flat roofed side extension behind the garage and other single storey flat roofed extensions attached to the main rear elevation. The dwelling is constructed of plain red facing bricks, slate roof with red ridge tiles and white uPVC windows. The 11 metres wide and 9 metres deep site frontage is entirely hard surfaced with red/brown concrete block paving and loose blue/green chippings and provides off-street parking space for at least four cars in addition to the oversized garage. There is an extensive rear garden enclosed by 2 metres high solid close boarded timber fencing providing approximately 190 square metres of private amenity space.
- 3.2. This section of Leicester Road comprises traditionally styled two storey detached and semi-detached houses with variations in both designs and appearance. The adjacent property is unusual though in that it is 1.5 storeys adjacent to the proposed extension.

4. Relevant planning history

81/00469/4

- Erection of a garage
- Permitted
- 08.06.1981

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No other consultations are necessary or have been undertaken.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

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

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

- 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)
- Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing dwellings within urban settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- 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, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and states:

'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.'

- 8.3 The proposed first floor and two storey side extension would be constructed above and behind an existing wide flat roofed garage. It would be set back from the main front elevation by only 0.3 metres but in this case would also be set in from the main rear elevation by 0.5 metres with a total and appropriate depth of only 6.8 metres. It would have a hipped roof design that would respect the form of the main roof and would have matching 5.5 metres eaves height but a clearly subordinate ridge height of 7 metres, 0.75 metres lower than the main roof. By virtue of the total setbacks and lower ridge height, the proposal would appear as a clearly subordinate addition to the existing dwelling in accordance with the adopted Good Design Guide in respect of two storey side extensions. Furthermore the need for the full 0.5m set back from the front elevation is mitigated by the more than 0.5m set down of the ridge and the fact that the adjacent property has a very different profile and roof form such that little perceived terracing effect would occur.
- 8.4 Notwithstanding its 4.7 metres width from the main side elevation above the existing structure which would clearly exceed half the 6 metres width of the main dwelling, in this case, by virtue of its set-backs, clearly subordinate height and appropriately proportioned windows, it is considered that the proposal would nevertheless appear subordinate and would not over-dominate the existing dwelling or result in any significant adverse visual impacts on the application dwelling or the wider street scene. It is proposed that all existing and proposed external walls would be finished in white/cream render and for the new roof tiles and windows to match the corresponding materials of the existing dwelling to ensure a satisfactory and uniform appearance that would respect and complement the varied appearance within the wider street scene.
- 8.5 By virtue of its siting, scale, design and proposed appearance it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.
- Impact upon neighbouring residential amenity
- 8.6 Policy DM10 of the adopted SADMP and the adopted Good Design Guide 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 The nearest neighbouring dwelling (No. 128) lies 1 metre to the northeast of the proposal and is a detached two storey house with a dual pitched roof form with asymmetric near side gable facing the proposal. The near side gable is blank other than for a ground floor high level obscurely glazed garage window. It also has a single storey extension with lean-to roof extending across its rear elevation and further to the rear than the main rear elevation of the application dwelling. Notwithstanding that the proposed first floor and two storey side extension would extend up to the side boundary of the site with No. 128, by virtue of its depth it would be constructed entirely to the side of the neighbouring dwelling and would not extend beyond its main rear elevation. By virtue of its siting, subordinate scale, hipped roof design and depth, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential

amenity of No. 128 and there are no windows proposed that would result in any significant loss of privacy to the neighbouring occupiers from direct overlooking.

- 8.8 By virtue of its siting entirely to the northeast side elevation of the application dwelling and separation distances to other neighbouring dwellings the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any other neighbouring properties.
- 8.9 By virtue of its siting, scale and design together with separation distances to all other neighbouring dwellings, the proposed extension and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposed scheme would provide two additional (fourth and fifth) bedrooms and therefore the local highway authority design guide would require the provision of a minimum of three off-street parking spaces to serve the resulting dwelling.
- 8.12 The 11 metres wide and 9 metres deep site frontage is entirely hard surfaced with red/brown concrete block paving and loose blue/green chippings and currently provides off-street parking space for at least four cars in addition to the oversized garage. This provision would remain unaffected by the proposals and this level of provision would remain more than adequate to serve the resulting five bedroomed dwelling in accordance with Policy DM18 of the adopted SADMP and adopted local highway authority design guidance standards.

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 relates to an extension and alterations to an existing dwelling within the urban settlement boundary of Hinckley 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. By virtue of its siting, scale, design and the proposed use of complementary white/cream render to all external walls along with matching roof tiles and windows to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of its siting, scale and design together with separation distances, the proposed extension and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. More than adequate existing off-street parking spaces for a minimum of five vehicles would be retained within the site frontage along with adequate private rear amenity space of approximately 190 square metres. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan, Proposed Block Plan and Proposed Floor Plans Drawing No. 002 Rev A and Proposed Elevations Drawing No. 003 Rev A received by the local planning authority on 17 April 2024.

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 and alterations hereby permitted shall be in accordance with the external materials details submitted on the approved Proposed Elevations Drawing No. 003 Rev A received by the local planning authority on 17 April 2024 and shall match the corresponding materials of the existing dwelling where stated.

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 building.control@blaby.gov.uk or call 0116 272 7533.