

Delegated Report

Planning Ref: 24/00941/HOU

Applicant: Mr And Mrs Richard And Kerry Beet

Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Site: 5 Cottage Close Ratby Leicestershire

Proposal: Single storey front side and rear extensions and relocation of garage/carport

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 single storey front, side and rear extensions to a dwelling and the relocation of a garage/carport at 5 Cottage Close, Ratby.

2.2. The proposed single storey front extension would extend 1.2 metres forward and for a width of 3 metres to infill a recessed corner on the front elevation and to the same 2.9 metres eaves height and 4.4 metres ridge height as the main roof. It would have a contemporary design and appearance including apex glazing and vertical timber cladding to the walls. The proposed replacement garage/carport would be setback from the front elevation of 4.4 metres and extend 2.6 metres in width up to the side boundary and for a depth of 5.6 metres. It would have a flat roof design of 2.6 metres in height. It would be constructed with vertical timber cladding to the walls.

2.3. The proposed single storey side extension would be set back from the front elevation by 4.8 metres and extend 2.5 metres in width up to the side boundary of the site. It would extend for a widening angle along the side boundary for a depth of 5 metres and have a dual pitched roof with an eaves height of 2.7 metres and subordinate ridge height of 3.9 metres forming a side gable on the boundary. It would then extend for a further 4.7 metres to the rear slanting away from the side boundary and have a dual pitched roof with the same eaves height of 2.7 metres and subordinate ridge height of 3.9 metres forming a 4.7 metres wide rear gable. The proposed rear extension would extend 2.35 metres in depth from the existing rear elevation and for the same 5.8 metres width connecting to the proposed side extension. It would have a dual pitched roof forming a rear gable with matching 2.9 metres eaves height and 4.4 metres ridge height as the main roof. Both rear gables would have a contemporary design with full height and apex glazing. Other than the vertical timber cladding to the front extension and garage/carport walls, it is proposed that matching corresponding external materials as the existing dwelling would be used in their construction.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Ratby on a large residential estate and in a back-land position accessed by a shared driveway serving three dwellings. It is a detached bungalow with a dual pitched split gable fronted main roof form. It has a flat roofed garage/carport attached to the side elevation and a small lean-to conservatory attached to the rear elevation. It is constructed of red multi facing bricks, grey concrete interlocking roof tiles and white uPVC windows. In addition to the garage/car port the tarmac surfaced site

frontage provides additional parking for two vehicles. The plot widens considerably from front to back and the rear garden is enclosed partly by 2 metres high close boarded solid timber fence panels between concrete posts and by mature soft landscaping. There are two similar detached gable fronted bungalows to the west served by the shared access drive and the rear gardens of two storey houses to the east and north (rear).

4. Relevant planning history

None.

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 response has been received from Ratby Parish Council.

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 domestic properties within 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
- Biodiversity

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.

- 8.3 The Council's adopted Good Design Guide (GDG) provides further advice in respect of the siting and design of a various forms of house extensions and states:
'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.'
- 8.4 The front of the proposed single storey side extension would be set back from the main front elevation by 4.8 metres and extend for a clearly subordinate 2.5 metres in width. It would have an appropriate dual pitched roof with a matching eaves height as the main roof and a clearly subordinate ridge height of 3.9 metres. By virtue of the setback, width and roof height, the existing main front gable of the bungalow would remain visually dominant within the street scene and the proposed extension as a subordinate addition. Notwithstanding that the proposed side extension would increase to 4.7 metres in width as it increases with depth, this would be to the rear and within a well enclosed rear garden where it would have no adverse visual impact in any street scene. The proposed rear extension would extend for an appropriate 2.35 metres in depth from the existing rear gable elevation and for the same appropriate 5.8 metres width connecting to the proposed side extension. It would have an appropriate dual pitched roof forming a rear gable with matching 2.9 metres eaves height and 4.4 metres ridge height as the main roof. Both rear gables would have a contemporary design with full height glazed bi-fold doors and windows and apex glazing which would ensure a unified appearance to the rear elevation and would be acceptable in design terms. The side and rear extensions are proposed to be constructed with matching corresponding external materials as the existing bungalow to ensure an overall unified appearance. Notwithstanding that the proposals would substantially increase the footprint of the bungalow, the plot would still retain an adequate private rear amenity area of 90 square metres to serve the resulting two bedroomed dwelling and therefore is not considered to result in overdevelopment of the plot.
- 8.5 The adopted Good Design Guide suggests that: *'front extensions.... should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'*
- 8.6 The proposed front extension would extend only 1.2 metres forward and for a width of 3 metres to infill a recessed corner on the front elevation and to the same 2.9 metres eaves height and 4.4 metres ridge height as the main roof forming a flush front gable. It would have a more contemporary design and appearance including apex glazing and vertical timber cladding to the walls. By virtue of its design and appearance it is considered that the proposed front extension would enhance the overall appearance of the dwelling.
- 8.7 The adopted Good Design Guide suggests that: *'Garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene.'* and *'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house.'*
- 8.8 The existing car port attached to the side of the bungalow would be demolished and a new one constructed with a more than adequate setback from the front elevation of 4.4 metres such that it would not be visually prominent within the street scene, particularly being located in a back-land position at the far corner of a shared driveway. It would have an appropriate 2.6 metres width up to the side boundary and an appropriate depth of 5.6 metres. It would have a flat roof design to a height of 2.6 metres and be characteristic of similar flat roof garages and carports originally constructed not only on the application dwelling but also on many other detached bungalows within the surrounding estate. It is therefore considered to be acceptable in terms of its siting, scale and design. It would be constructed with

complementary vertical timber cladding to the walls which would tie in with the proposed contemporary appearance of the proposed front extension.

- 8.9 By virtue of their siting, scale, design and appropriate appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts upon the street scene or surrounding area. 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

- 8.10 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.
- 8.11 The neighbouring dwelling to the west (No. 4) is a similar gable fronted detached bungalow that has been extended with a similar perpendicular dual pitched roof near side extension with a blank gable facing the side of the application dwelling. The side boundary is currently defined by a 2 metres high solid close boarded timber panel and concrete post fence. Notwithstanding that the proposed side extension would extend right up to the side boundary in this case, it would have a similar relationship to that of No. 4 and therefore result in opposing blank gables with no significant adverse impacts on the residential amenity or privacy of the neighbouring occupiers. The proposed single storey rear extension would then extend for a further 4.7 metres to the rear of the side extension with a blank side elevation facing towards the rear garden of No. 4 and would slant away from the boundary with the roof also sloping away. Notwithstanding the additional depth of the proposed rear extension, by virtue of the different orientation of No. 4 which angles away from the application site by approximately 45 degrees, it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on its rear elevation or large rear garden and would not result in any loss of privacy to the neighbouring occupiers.
- 8.12 By virtue of their single storey scale, separation distances and effective existing screening by 2 metres high close boarded timber fencing and soft landscaping, it is considered that the proposals, including the relocation of the existing flat roof garage/carport, would not have any significant adverse impacts upon the residential amenity or privacy of the occupiers of any other neighbouring properties.
- 8.13 By virtue of their siting, scale, design, separation distances and existing screening, it is considered that the proposed extensions 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 would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles adopted Good Design Guide.

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 The application dwelling is currently a two bedroomed bungalow. The proposals would substantially increase the floor space for living accommodation but not increase the number of bedrooms. The local highway authority design guide would seek a minimum of two off-street parking spaces within the site to serve a dwelling of this size. Notwithstanding the front porch extension, by virtue of the proposed relocation of the garage/carport further back the site would retain a minimum of two spaces on the side driveway and on the tarmac surfaced site frontage. This

level of retained existing provision would remain adequate to serve the existing/resulting two bedroomed bungalow. Therefore, the proposals are considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.16 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Ratby 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 their siting, scale, design and appearance, the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts upon the street scene or surrounding area. By virtue of the siting, scale, design, separation distances and existing screening, the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of two spaces and private amenity space of 90 square metres would be retained within the site to serve the existing/resulting two bedroomed bungalow. 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 Plan, Proposed Roof Plan and Proposed Elevations Drawing No. KRB01-08-24PL received by the local planning authority on 8 October 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 extensions and alterations hereby permitted shall be in accordance with the details submitted within the Planning Application Form together with light grey window frames and as detailed on the approved Proposed Elevations Drawing No. KRB01-08-24PL received by the local planning authority on 8 October 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.