

Delegated Report

Planning Ref: 24/00974/HOU
Applicant: Mrs M Humberston
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 4B Whittington Drive Ratby Leicester

Proposal: Single storey rear extension (including the demolition of existing conservatory)

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 rear extension at 4B Whittington Drive, Ratby.
- 2.2. Following the demolition of the existing conservatory to the rear, the proposed single storey rear extension would project outwards from the existing rear elevation by 4.00 metres and would host a width of 4.50 metres. It would feature a mono-pitched roof which would measure 2.60 metres to the eaves and 3.65 metres to the ridge.
- 2.3. The proposed external materials would consist of red buff facing bricks, grey concrete roof tiles, and white uPVC to match those of the existing dwelling.
- 2.4. Additional works include the installation of two Velux roof lights and a set of four bi-fold doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling situated within the settlement boundary of Ratby, within the National Forest, Charnwood Forest and Ancient Woodland constraint.
- 3.2. The application dwelling is one of four dwellings approved under a 2014 permission (14/00147/FUL), each which compromise red buff facing bricks to the walls, grey concrete tiles to the roof, and white/grey uPVC to the windows. The line of dwellings are uniform in design, however feature a varied form; the neighbouring dwelling 4C Whittington Drive mirrors the building line of the application dwelling, however the further two dwellings are stepped to the south-west by approximately 2.00 metres. To the frontage of each dwelling sits a tarmacadam hardstanding suitable to host an off-street parking provision for up to two vehicles which is accompanied by a slabbed pathway and gravelled border.
- 3.3. The site prior to the 2014 permission compromised a 360 square metre pitched roof factory. Since the implementation of the 2014 permission the surrounding site features a predominant residential nature, due to the old factory being an isolated employment use in the area.

4. Relevant planning history

14/00147/FUL

- Demolition of factory and the erection of 4 new dwellings
- PER
- 22.08.2014

5. Publicity

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

6. Consultation

- 6.1. Ratby Parish Council;
No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 7: Key Rural Centres
 - Policy 8: Key Rural Centres Relating to Leicester
 - Policy 21: National Forest
 - Policy 22: Charnwood Forest
- 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 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design 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 proposed extension would be single storey in nature and would be sited to the rear of the dwelling, upon the existing conservatory's footprint and by virtue would not be viewable from the street scene as it would sit within the confinements of the existing dwellings building line. The proposal would see a minor enlargement of 1.00 metre in projection when compared to the existing conservatory which is considered to be a modest increase, especially when taking into account the reduction in height and the increase in the separation distance from the neighbouring dwelling to the east due to the reduction in width. It would host a mono-pitched design to complement the existing dwellings pitched roof design, which would be of an appropriate height (approximately 0.22 metres lower than the existing conservatory).
- 8.5 The scheme would include the installation of two Velux windows to the mono-pitched roof and a set of four bi-fold doors to the rear elevation. Matching external materials are proposed in its construction to ensure a unified appearance.
- 8.6 By assessment above, it is concluded that the proposed development would be clearly subordinate in terms of its height and footprint to the original dwelling and would therefore adequately accord with Policy DM10 of the SADMP in this regard.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.8 To the north-west of the proposal sits 4A Whittington Drive, Ratby, a semi-detached residential bungalow, constructed in the late 1980's. The closest part of the rear elevation of the bungalow would be set back from the proposal by a significant 7.75 metres, however due to the situation of the existing single storey pitched roof garage to the shared boundary line the majority of the development would be screened from view. The proposal would extend forward of the existing garage by an additional metre when compared to the existing conservatory, however as the increase is modest, will be limited from view and by virtue that no windows are proposed to the side elevation, there are not considered to be any further adverse impacts upon 4A Whittington Drive, Ratby than the existing conservatory poses.
- 8.9 To the south-east of the proposal sits 4C Whittington Drive, Ratby, a two-storey residential terraced property, constructed under the same 2014 permission as the application dwelling (14/00147/FUL). 4C Whittington Drive, Ratby has not been subject to any extensions unlike the application dwelling and therefore would sit exactly 4.00 metres behind the proposal. The increase in projection is considered to bear some minor impacts upon the occupiers in terms of a degree of loss of light, however by virtue that the extension could be conducted as proposed or 2.00 metres larger under prior approval for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended), subject to there being no objections received the proposal is considered acceptable on balance in this instance.
- 8.10 To the south-west of the proposal sits 6 Stamford Close, Ratby, a two-storey semi-detached residential dwelling, constructed in the late 1980's. Two Velux windows to the mono-pitched roof and a set of four bi-fold doors are proposed to the rear elevation of the dwelling, nevertheless by virtue of the generous 22.00 metres between the proposal and 6 Stamford Close, Ratby and intervening 2 metres high

solid timber panel boundary fencing, there are not considered to be any adverse impacts in terms of loss of light or overlooking.

- 8.11 Further to the above, the Velux windows would only protrude past the roof line by 0.05 metres and would slope away from the application dwelling to the south-west and therefore would not impact the occupiers of 4A or 4C Whittington Drive, Ratby.
- 8.12 Notwithstanding the degree of conflict identified for the reasons given above, it is considered that the proposal would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted 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.

10. Conclusion

- 10.1. The proposal relates 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. 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. There would be a degree of conflict with Policy DM10 of the SADMP due to the potential impacts upon neighbouring dwelling, 4C Whittington Drive, Ratby, however as the proposal could be conducted under prior approval for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended), subject to no objections being received which there have not, on balance the potential impacts are considered to be outweighed and would not be severe enough to warrant refusal on this ground alone.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the SADMP and the Good Design Guide SPD. 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 23rd October 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).

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
- Block Plan
- Critical Dimension Block Plan
- Existing and Proposed Floor, Roof Plans and Elevations, Sections, Drg No. MH/2024/1 as received by the Local Planning Authority on the 23rd October 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).

11.3 Notes to applicant

- 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.