

Delegated Report

Planning Ref: 24/00034/HOU

Applicant: Mr Simon Palfreman

Ward: Barlestone Nailstone And Osbaston

Site: 11 Manor Road Barlestone Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Extension of existing garage

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 application seeks full planning consent for the extension of the existing detached single at 11 Manor Road, Burbage.

2.2. The proposed garage extension would project outwards from the existing north-west side elevation by approximately 3.55 metres and would feature a depth of approximately 6.10 metres. It would project outwards from the existing south-west side elevation by approximately 0.95 metres and would feature an increase in height to approximately 2.80 metres.

2.3. The proposed external materials include the use of brick to the walls, white uPVC to the windows, wood to the doors and brown and red tiles to the roof along with a flat roof membrane.

3. Description of the site and surrounding area

3.1. The application site comprises a semi-detached two-storey dwelling situated within the settlement boundary of Barlestone. No.11 is situated towards the southern side of Manor Road on a corner plot. The dwelling is characterised by a mixture of bleached brick and pebble dash to the walls, brown concrete interlocking tiles to the roof and white uPVC to the windows and doors. It features a large front garden which spans the majority of the front elevation along with a tarmac drive and brick built garage with wooden doors.

3.2. Manor Road is characterised by a mix of two-storey detached, semi-detached, terraced dwellings, and bungalows, all which vary in design, style and materials.

3.3. An application (23/00161/HOU) for the demolition of detached garage and erection of single storey ancillary building was refused in July 2023.

4. Relevant planning history

23/00161/HOU

- Demolition of detached garage and erection of single storey ancillary building
- REF
- 14.07.2023

5. Publicity

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

6. Consultation

- 6.1. Barlestone Parish Council;

- No objections have been received

- 6.2. LCC Highways;

- No objections have been received.

“The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.”

7. Policy

- 7.1. Barlestone Neighbourhood Plan 2020-2039

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

- 7.2. Core Strategy (2009)

- 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 SADMP 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. Policy H2 of the Barlestone Neighbourhood Plan seeks to ensure that development proposals on sites within

the settlement boundary respect the character of the area. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that proposals respect the character, design, and materials of the original dwelling and the wider area. Care should be taken to ensure that the development does not disrupt the visual impact of the street scene.

- 8.3 This application seeks planning permission for the extension of the existing single garage to the north-east side of the host dwelling to create a double garage. The proposed garage extension would project outwards from the existing north-west side elevation by approximately 3.55 metres and would feature a depth of approximately 6.10 metres. It would project outwards from the existing south-west side elevation by approximately 0.95 metres and would feature a shallow pitched roof to match the existing garage design measuring a maximum of approximately 2.35 metres to the eaves and a maximum of approximately 2.80 meters to the ridge.
- 8.4 The Good Design Guide SPD states that *“Garages and car ports should generally be set back from the existing building so as not to dominate the streetscene.”*
- 8.5 The proposal would be highly viewable from a public vantage point due to its sitting approximately 3.25 metres forward of the principle elevation of the host dwelling. It would feature a large mass and an adequate design. Notwithstanding the above the extension would mirror the design of the single garage present at the site and would not sit dissimilarly different to the existing single garage at the site.
- 8.6 The proposed external materials would match those of the existing garage.
- 8.7 The Good Design Guide SPD states that *“extensions do not result in a significant loss of total garden space”*
- 8.8 The proposed ancillary building would reduce the rear garden space from approximately 89.46 square metres to approximately 44.70 square metres not meeting the recommended garden size for a three bedroom dwelling of 80 square metres as set out in the Good Design Guide SPD. The dwelling does, however host a considerably large front garden and therefore it is considered that the loss of the rear private amenity spaces is outweighed and would not merit refusal on these grounds.
- 8.9 When bearing in mind the proposed design, siting, construction materials the proposed development would be a significant improvement to the previous scheme as applied for under application 23/00161/HOU and is therefore considered to be acceptable and would comply with Policy DM10 of the SADMP and Policy H2 and H6 of the Barlestone Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that proposals do not result in the unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.
- 8.11 Due to its single storey nature and sitting from the neighbouring properties, the proposed garage extension would not have any adverse overbearing or overshadowing impacts upon the residential amenities of the adjacent neighbour dwellings.
- 8.12 The proposed development would therefore accord with Policy DM10 of the SADMP and Policy H6 of the Barlestone Neighbourhood Plan in this regard.

Impact upon parking provision

- 8.13 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that sufficient off-road parking is provided.
- 8.14 Section 3.200 of the Leicestershire Highways Design Guide state that “*Garages should preferably have the following minimum internal dimensions.*”
- *Standard single = 6m x 3m, with minimum door width of 2.3m*
 - *Double = 6m x 6m, with minimum door width of 4.2m.*“
- 8.15 The proposed garage extension would accord with section 3.200 of the Leicestershire Highways Design Guide with the exception of the width of the individual garage doors measuring 0.20 metres under the minimal recommended measurements. Notwithstanding the above, the site would still would necessitate a minimum of two off-street parking spaces as in accordance with the Leicestershire Highways Design Guide for three bedroom dwelling, due to the generous tarmac hardstanding to the front of the proposed garage.
- 8.16 The proposed garage would host two individual hinged outward opening doors. The garage would be set back from the highway by a minimum of approximately 7.55 metres as set out in Table DG16 of the Leicestershire Highways Design Guide;

Table DG16: Garage set-back distances

Garage door type	Minimum distance from highway boundary
Roller-shutter, sliding or inward opening	5.5m
‘Up-and-over’	6.1m
Hinged, outward opening	6.5m

- 8.17 The proposed development would therefore satisfy Policy DM18 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan 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 within the settlement boundary of Barlestone and is for a garage extension at 11 Manor 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.

10.1 For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals 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 and would neither have an impact upon the parking provision at the site. The proposal is considered to be in accordance with Policies DM1 and DM10 of the adopted SADMP, Policy H2 and H6 of the Barlestone Neighbourhood Plan, the Leicestershire Highways Design Guide 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 match those used on the existing detached garage.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy H2 and H6 of the Barlestone 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, Existing & Proposed Floor Plans and Existing & Proposed Elevations as received by the Local Planning Authority on the 12th January 2024.

Site Location & Site Plan as received by the Local Planning Authority on the 27th February 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 Policy H2 and H6 of the Barlestone 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.