



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Single-storey rear extension further 2m beyond existing extension. Extend the pitched roof above the 1st floor to cover the full width and replace the existing flat roof at the side.

at:

12 Castell Dr, Groby, Leicester LE6 0DD

Design and Access Statement

**Written and prepared by Planning By Design on
Behalf of Mr Pav Sangha**

Date: 15 January 2024

1. Application

Planning By Design (**The agent**) has been instructed to act on behalf Mr Pav Sangha (**the applicant**) to submit a planning application to Hinckley and Bosworth Borough Council (**the Planning Authority**) for the at: 12 Castell Dr, Groby, Leicester LE6 0DD (**the Site**).

In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

2. Site Location

The application site comprises a two-storey semi-detached property with a side flat roof. The property is situated on the south side of Castell Drive, within the village of Groby, Leicester. The site is located within a residential setting and surrounded by properties of different style and appearance. The property has a rear conservatory and summer house in the rear garden.

The property is located within flood zone 1, which means low probability of flooding. The site is not subject to any planning constraints.

3. The Proposed Development

This application seeks planning approval for the single-storey rear extension, to replace the existing conservatory and store and to extend the kitchen/dining/siting area by 2m. This application also seeks to extend the pitched roof at the side above the first-floor bedrooms to cover the entire width of the house to replace the current flat roof on the right-hand side of the property. This application also seeks to utilise the second floor to create an extra bedroom in the loft space.

4. Planning History

A review of the council's planning database in January 2024 showed no planning history for the application site.

5. Design & Access

Design

The proposal will remove the existing conservatory and store and build a new extension which will go a further 2m beyond the rear wall, being 5m long and the full width of the house. It will be a flat roof, the height will be 3m and it will include a roof lantern.

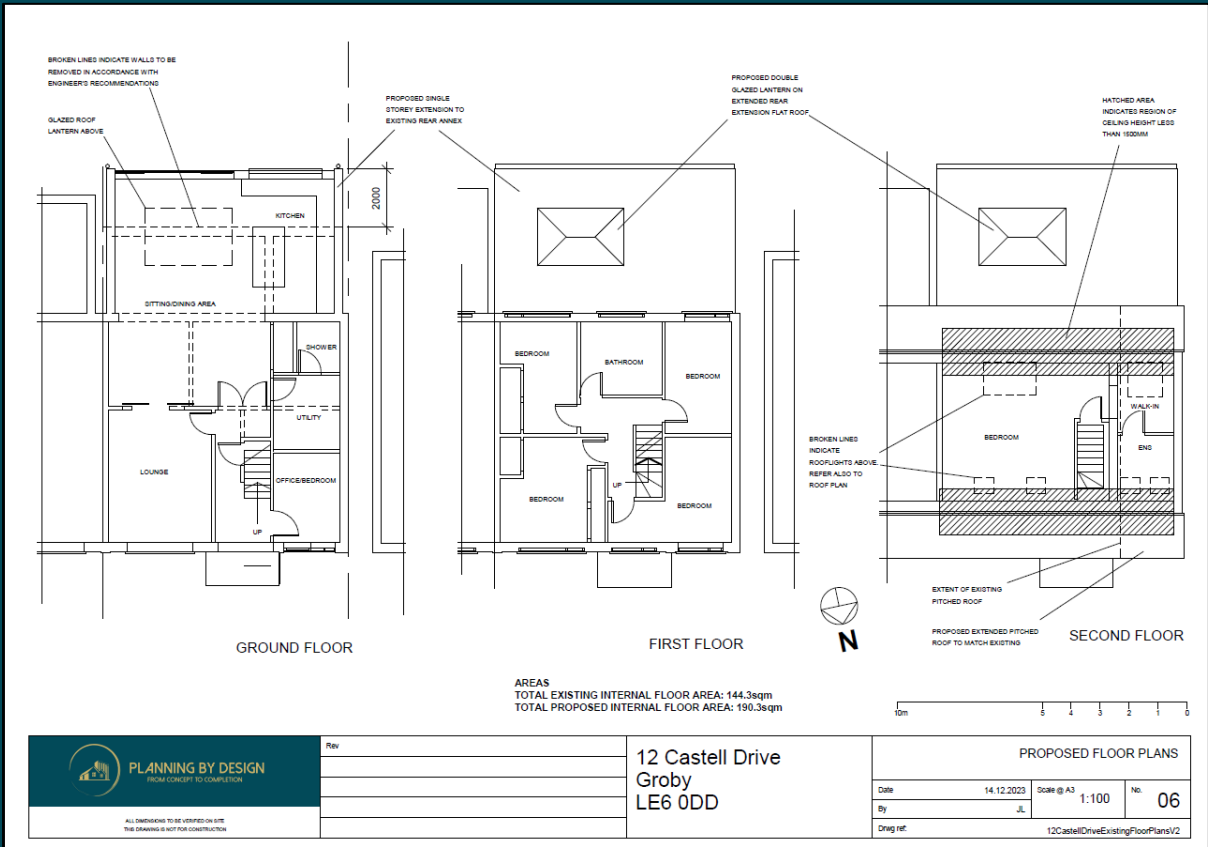


Figure 1: Proposed Floor Plans (not to scale, please see planning drawings)

In terms of roof extension, this will be at the side and it will extend a pitched roof over the existing flat roof. The proposed new roof will match existing one in terms of materials and finishes.

It is also proposed that the new roof extension has roof lights at the rear and the front. The roof extension will utilise loft space and create a bedroom with an en-suite.

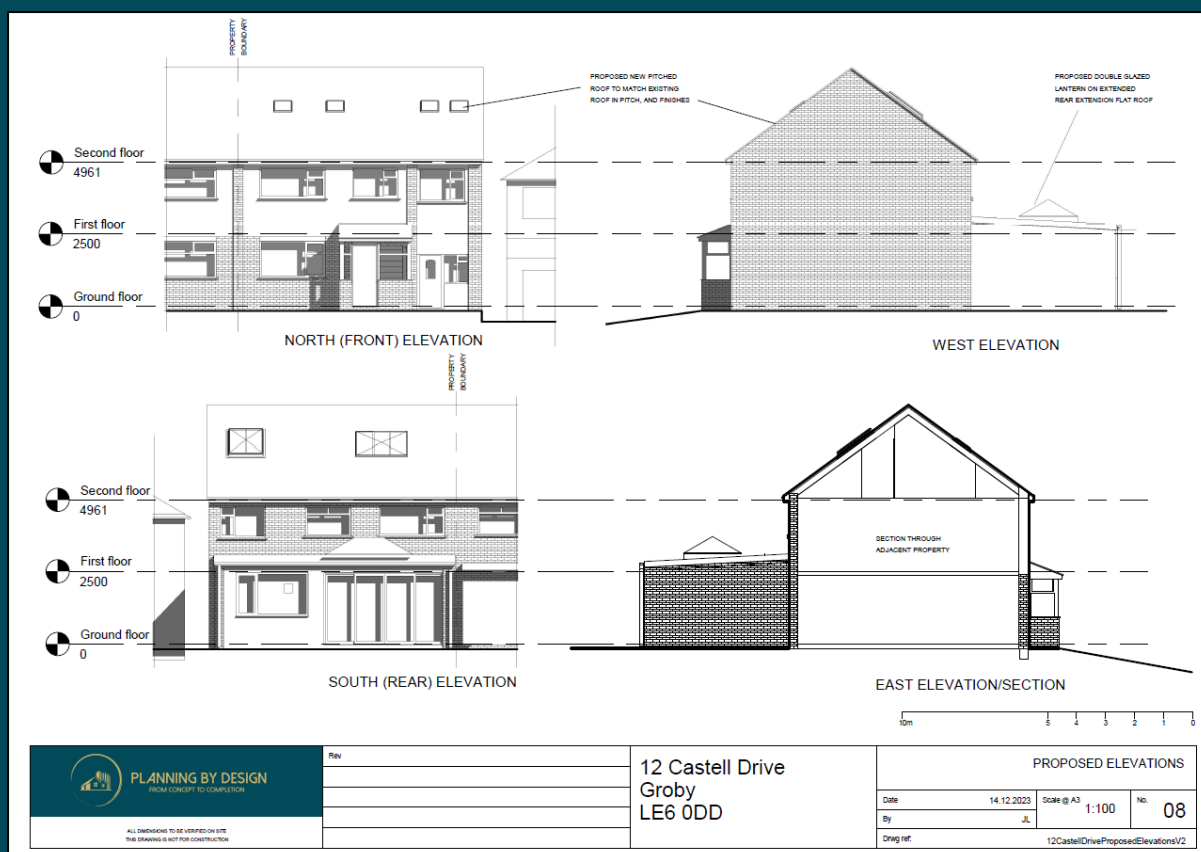


Figure 2: Proposed Elevations (not to scale, please see planning drawings)

Access

The access to and from the property will not change as a result of this development proposal. There is an existing driveway at the front to accommodate off-street parking and this will remain the same.

6. National and Local Planning Policy Context

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Site Allocations and Development Management Policies DPD (2016)
- Good Design Guide (2020) Supplementary Planning Document

6.1. National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be

pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will promote all three primary objectives of the NPPF, Firstly, the proposal will facilitate significant social benefits to the applicant through the enlargement of the existing kitchen/dining area and roof space within the property. This proposal should also ensure that the site will not need to be subject to any future site development works which will ensure that it can continue to be used as a sustainable dwelling.*

From an environmental perspective, the proposal will not lead to any visual disruption or impact on the area's existing landscape character.

Economically, the proposal will also yield significant benefits to this area as local suppliers and constructors will be sought following planning approval.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities

Analysis: *As highlighted through the supplied planning drawings and designs, the proposal will not result in any significant change to the area's existing street scene character as the dwelling is in a residential setting which will ensure that the proposal will not lead to any detrimental impact to residential amenity.*

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

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

Of the Above Local Development Plan, the following planning policies have been identified for this development proposal:

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

Policy DM1: Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a
- b) whole; or Specific policies in that Framework indicate that development should be restricted.

Policy DM10: Development and Design

Developments will be permitted providing that the following requirements are met:

- a. It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- b. the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site
- c. it complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d. the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e. It incorporates a high standard of landscaping where which would add to the quality of the design and siting;
- f. It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24
- g. Where parking is to be provided charging points for electric or low emission vehicles are included where feasible
- h. An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i. It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

Policy DM18: Vehicle Parking Standards

All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

6.3. Good Design Guide

The Good Design Guide SPD outlines that extensions should be subordinate to the main dwelling and be an appropriate height, width, and depth, and complement the detailing and materials of the existing building. It also states that development may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45-degree rule.

In terms of roof extensions, the Good Design Guide SPD states that roof lights that lie flush with the roof itself are typically the easiest way of introducing natural light into a roof space without resulting in a negative visual impact.

Furthermore, the SPD states that roofscape is a key character-forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. Flat roofs on extensions are not normally considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.

7. Assessment

The key planning issues for this development proposal are:

- Principle of the development
- Design and Visual Impact
- Neighbour Amenity Effects
- Highways/Transport Impact

Principle of Development

The site is situated within the settlement boundary of Groby and within a residential area. The NPPF and policy DM01 set out a presumption in favour of sustainable development. As the application proposes extensions and alterations to an existing dwelling and is within the settlement boundary of Groby, it is considered to be acceptable in principle.

Design and Visual Impact

Policy DM10 of the adopted Site Allocations & Development Management Policies 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 neighbouring buildings and the local area generally.

The Good Design Guide SPD outlines that extensions should be subordinate to the main dwelling and be an appropriate height, width, depth, and complement the detailing and materials of the existing building.

Castell Drive contains a mix of designs of property, many of which have been extended. The proposed rear extension would replace the existing conservatory and store which would be more in keeping with the main architectural characteristics of the main dwelling and local area. The proposed rear extension will be enhanced and it will provide more quality internal space for the existing occupiers. The use of materials will match the existing and will complement the main dwelling and surrounding area. The rear extension would not be viewed from the main street scene. The design is acceptable and the size of the rear extension would not overdominate the existing house. The proposal involves the installation of a lantern which will give sufficient daylight/sunlight into the dining/seating/kitchen area.

In terms of roof extension, this alteration will be more in keeping with the street scene since the existing flat roof appears to be out of character. The proposed extension of the pitched roof will complement better appearance of the house and street scene which is in line with the Good Design SPD.

For the reasons stated above, the proposal will not result in a significant visual impact on the character and appearance of the existing house and the street scene in compliance with policy DM10 of the SADMP and the Good Design Guide SPD.

Neighbour Amenity Effects

Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. The Good Design Guide SPD outlines that development may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.

The single storey rear extension would be in total 5 metres in depth, and the full width of the original dwelling house. The impact on the adjoining neighbours at No 10 and 14 will be minimal.

The property No. 14 has a single-storey extension of 4m depth approved in 2014 so the proposed 5m extension of this proposal will only project 1m beyond the No.14 rear extension element which will not intersect a 45-degree line taken from the centre of the closest rear windows and therefore will not have an impact on the neighbouring property at No.14.

In terms of next-door property at No 10. The original rear wall of this property projects approximately 2.3m beyond the wall of the application site property, which means that the proposed extension will only project up to 2.5m beyond the wall of the property No.10 which

will not intersect a 45-degree line and therefore would not have an impact on the overshadowing, loss of privacy, loss of light, etc. There will be no side windows on the proposed rear extension and therefore there will be no impact on the next-door neighbours.

There would be a small loss of amenity space from the rear extension however the property has a long rear garden and would comfortably retain the minimum recommended 80 metres of amenity space required for a 5 bedroom property.

In terms of roof extension, that would not have any detrimental impact on the next-door property at No. 10 as there will be no side windows at either property. The pitched roof will match the existing one in terms of style materials and finishes.

Given the above, the proposal would result in a minimal impact on residential amenity in compliance with policy DM10 of the SADMP and Good Design Guide SPD.

Highways/Parking Impact

Policy DM18 requires new development to provide an appropriate level of parking provision.

The proposal involves one additional bedroom on the property. There is a wide front drive which can accommodate two off-street parking spaces. The property will be used for existing occupiers and there is no requirement for extra parking space. The provision of parking spaces and a front driveway is consistent with some of the neighbouring properties that have also extended and provide two off-street parking spaces.

This is considered reasonable given the site is in a sustainable location in the settlement of Groby. The proposal will result in a minimal impact on parking in compliance with policy DM18 of the SADMP.

8. Conclusion

The proposal for a single-storey rear extension and roof extension is an appropriate development from a planning policy perspective in accordance with the National Planning Policy Framework along with the Council's Local plan. The proposal will deliver significant social benefits to the applicant through the enlargement of the kitchen/dining space, and roof space, which will ensure that the proposal can remain sustainable and liveable, without the need for further extensions or home alterations.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework.

Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant of permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.