

Delegated Report

Planning Ref: 24/00058/HOU

Applicant: Mr and Mrs Haynes

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 9 Station Road Desford Leicestershire

Proposal: Two storey side extension, garage conversion and alteration 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 two storey side extension, garage conversion and alterations to a dwelling, 9 Station Road, Desford.

2.2. The proposal would be set back 0.5 metres at ground floor and 1.15 metres at first floor from the main front elevation and extend 3.5 metres in width and a total of 9 metres in depth. It would have a dual pitched gable sided roof form with a matching eaves height of 5.7 metres as the main roof and a subordinate ridge height of 9.2 metres. It would attach to an existing garage set back to the side and rear of the dwelling which itself would be converted to living accommodation. The front elevation would have matching architectural detailing and window style as the existing dwelling and a lean-to roof over the ground floor garage projection. Matching corresponding external materials are proposed in the construction.

2.3. The proposal is an amended scheme to an extant planning permission for extension, conversion and alterations (reference 23/00825/HOU). The current proposal differs from the approved scheme in that the previously proposed first floor rear projection above the existing garage has been deleted such that the first floor no longer projects beyond the existing main rear elevation and the previously approved rear porch has also been deleted from the scheme. There are also changes to the proposed internal layout and alterations to fenestration.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Desford in a residential area. It is a semi-detached two storey house with a dual pitched roof with side gable. The front elevation in particular has attractive period styling and architectural detailing including red brick stacks to the centre and side gable, a ground floor square bay window and enclosed glazed porch with lean-to roof over, black stained timber detailing and plain red brick quoins with roughcast off-white render infill to the first floor, decorative red brick string course, arched red brick headers and canted brick cills to windows. It has a slate main roof, red plain clay roof tiles over the front square bay and porch and white uPVC windows with cottage style top opening lights. There is a single storey pitched roof range projecting from the rear elevation along the common boundary with the adjoining semi-detached dwelling. There is a detached dual pitched roof gable fronted garage set back to the side and rear. The site frontage and driveway are surfaced in loose stone hard standing providing a minimum of four off-street parking and turning spaces in addition to the garage. There is a substantial rear garden providing ample private amenity space. The surrounding area comprises predominantly two storey dwellings of varying scale and individual design, style and appearance.

4. Relevant planning history

23/00825/HOU

- Two storey side extension to dwelling
- Permitted
- 06.10.2023

17/00408/HOU

- Replacement detached garage
- Permitted
- 08.08.2017

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 Desford Parish Council.

7. Policy

7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)

- Policy H7: Housing Design

7.2. Core Strategy (2009)

- No relevant policies

7.3. 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

7.4. 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)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions and alterations to existing dwellings 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

Design and impact upon the character of the area

- 8.2 Policy H7 of the 'made' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and not disrupt the visual amenities of the street scene.
- 8.3 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.'

- 8.4 The proposed front elevation would be as previously approved. The proposed two storey side extension would be set back 0.5 metres at ground floor and 1.15 metres at first floor from the main front elevation and would extend 3.5 metres in width, less than half the width of the existing dwelling from the main side elevation. It would have a dual pitched gable sided roof form in keeping with that of the existing main roof and have a matching eaves height of 5.7 metres and a clearly subordinate ridge height of 9.2 metres. By virtue of its set-back, width and height the proposal would appear as a clearly subordinate addition to the existing dwelling. It is proposed that the extension would be constructed with matching corresponding external materials to ensure a satisfactory and unified appearance including plain red facing bricks, off-white roughcast render and matching architectural detailing (first floor front elevation), slate main roof, white uPVC windows with cottage style top openers and red plain clay roof tiles to the lean-to roof over the ground floor garage projection in keeping with that over the existing square front bay and glazed porch. The existing garage would retain its existing dual pitched roof and be converted to a utility and toilet/shower room which by virtue of the replacement garage and ample site frontage parking would also remain acceptable in principle and in terms of design.
- 8.5 By virtue of the siting, scale, design and the proposed use of matching corresponding external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. The proposal is therefore considered to be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the 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 neighbouring property to the southwest is a substantial two storey dwelling set within a large double width plot. It has a 1½ storey side extension that is set-back from the application dwelling and extends close the side boundary with it and occupies a marginally higher ground level. By virtue of the nearest part of No. 7 being set back, the proposed two storey side extension would extend marginally beyond a 45 degree line drawn from the front elevation ground floor square bay window, the quarter point of which is set inside the boundary by approximately 2 metres. However, notwithstanding this, there is also tall planting within the front

garden of No. 7 that would obscure views of the front part of the proposed extension and therefore it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on any principal habitable room windows in the front elevation of No. 7. The rear half of the depth of the proposed extension would extend parallel with the blank side gable of No. 7, therefore, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any principal habitable room windows in its side or rear elevation. The proposed southwest side elevation staircase window of the extension would face directly towards the blank side elevation gable of No. 7 and therefore would not result in any significant adverse impacts on the privacy of the neighbouring occupiers from potential overlooking. In addition it is labelled as being intended to be obscurely glazed. No objection to the proposal has been received from the neighbouring occupiers.

- 8.8 The neighbouring dwelling to the northeast (No. 11) is a two storey semi-detached house adjoining the application dwelling. The proposed two storey side extension would be located to the far side and would not project beyond the existing main rear elevation of the application dwelling. Therefore, it would have no adverse impacts on No. 11 and there are no additional windows that would result in any loss of privacy to the neighbouring occupiers. There is, and would remain, effective screening between them provided by the existing single storey dual pitched roof range of outbuildings extending 6.7 metres along, and straddling, the common boundary. No objection to the proposal has been received from the neighbouring adjoining occupiers.
- 8.9 By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposed extension and alteration would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is 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 H7 of the 'made DNP requires that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. 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 an additional (fourth) bedroom and result in the loss of the existing garage and side driveway for parking. Notwithstanding this, the proposal would provide a replacement integral garage, albeit of an internal length of only 5.5 metres, and the existing loose stone surfaced driveway and site frontage is 14 metres wide and a minimum of 10 metres in depth and provides a minimum of three off-street parking spaces along with turning. This level of retained provision would be adequate to serve the resulting (up to) five bedroomed dwelling in accordance with Policy H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and adopted local highway authority design guidance standards. There are therefore no highway impacts resulting from the proposed development.

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 alteration to an existing dwelling within the settlement boundary of Desford 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 the siting, subordinate scale, sympathetic design and the proposed use of matching corresponding external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposed extension and alteration would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate existing off-street parking and turning spaces for a minimum of three vehicles would be maintained within the site frontage along with substantial private rear amenity space. The proposal is considered to be in accordance with Policy H7 of the 'made' DNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan Drawing No. 5, Proposed Block Plan Drawing No. 6, Proposed Floor Plans and Elevations Drawing No. 2 and Proposed Roof Plan Drawing No. 3 received by the local planning authority on 18 January 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 match the corresponding materials of the existing dwelling and be in accordance with the details provided within the submitted Planning Application Form and as detailed on the approved Proposed Elevations Drawing No. 2 received by the local planning authority on 18 January 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).

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.