

Delegated Report

Planning Ref: 24/00463/HOU
Applicant: Mr Matt Hayward
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 5 Sunnyside Hinckley Leicestershire

Proposal: Two storey front, side and rear and single storey rear extension (Re-submission of 17/00146/HOU)

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 two storey front, first floor side and rear and single storey rear extensions at 5 Sunnyside, Hinckley.
- 2.2. The proposed two-storey front extension would project outwards from the existing front elevation by 1.70 metres and would feature a width of 6.36 metres. It would host a pitched roof measuring 5.96 metres to the ridge and 3.77 metres to the eaves.
- 2.3. A canopy porch is proposed to adjoin to the proposed front extension hosting the main entrance. The proposal would project outwards from the proposed front elevation by 1.00 metre and would feature a width of 2.54 metres. It would feature a pitched roof which would measure 3.74 metres to the ridge and 2.43 metres to the eaves.
- 2.4. The proposed first floor side extension would project outwards from the existing side extension by 2.05 metres and would feature a width of 8.00 metres. It would feature a pitched roof and would mirror the proposed eaves and ridge of the existing dwelling.
- 2.5. The proposed single storey rear extension would project outwards from the existing ground floor rear elevation by 4.18 metres and would feature a width of 11.58 metres. It would feature a mono-hipped roof which would measure 3.71 metres to the ridge and 2.18 metres to the eaves.
- 2.6. The proposed first floor rear extension creating a dormer would project outwards from the existing first floor rear extension by 2.52 metres and would feature a width of 2.71 metres. It would feature a pitched roof which would measure 5.63 metres to the ridge and 4.71 metres to the eaves.
- 2.7. Additional alterations include the addition of Velux roof lights and additions, alterations and removal of windows and doors.
- 2.8. The proposed materials would be to match the materials of the existing dwelling, with the exemption of timber to the proposed canopy porch.
- 2.9. The application is a re-submission of application 17/00146/HOU. Minor amendments to the proposal, approved in 2017, include the addition of a Velux window to the roof of the front elevation and the removal of a Velux window and window to the pitch to the side elevation

3. Description of the site and surrounding area

- 3.1. The application dwelling comprises a two-storey detached dwelling situated within the settlement boundary of Hinckley. The application dwelling comprises the use of grey tiles to the roof, white uPVC to the windows and doors and red brick and cream render to the walls. Grey brick can also be observed to the arches of the doors and surrounding the roofline.
- 3.2. A dormer window sits to the front elevation within the pitch of the roof, directly below sits an integrated single garage along with two access doors either side. To the front of the dwelling sits a tarmac hardstanding edged by red block paving.
- 3.3. The surrounding street scene varies in terms of design, scale and finish from the application dwelling. Notwithstanding this the further dwellings to the south-west of Sunnyside are relatively uniform.

4. Relevant planning history

02/00404/FUL

- ALTERATIONS AND EXTENSION TO DWELLING
- PER
- 17.05.2002

04/01028/FUL

- EXTENSION AND ALTERATIONS TO DWELLING
- PER
- 13.10.2004

17/00146/HOU

- Two storey front, side and rear and single storey rear extension
- PER
- 27.03.2017

5. Publicity

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

6. Consultation

- 6.1. None relevant.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. 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

7.3. 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)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

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.
- 8.3 The applicant proposes to construct a canopy porch above the main entrance into the host dwelling. This aspect of the development is considered to be minor, bearing no significant impact upon the existing character of the dwelling or surrounding area.
- 8.4 The Council's Good Design Guide seeks to ensure that two storey front extensions take the form of the existing building, mirror the roof pitch, and replicate or have a lower eaves height. The ridge should be below the existing ridge height of the dwelling. Proposals should neither extend beyond the front elevation by more than 2 metres nor cover more than 50% of the front elevation.
- 8.5 The proposed two storey front extension would project forward of the existing front elevation by 1.70 metres, according with the Council's Good Design Guide. The extension would replicate the ridge height of the main dwelling, notwithstanding this the proposed roof design would mirror the existing gable and pitch of the front elevation appearing subordinate. The proposal would materially change the front elevation of the property, but due to the matching design and use of materials, the proposal would complement the dwellings original character. There is a mix of styles and designs either side of the site, with the majority of properties of a two storey nature and standard in design. The proposal would therefore not impact upon the character of the street scene.
- 8.6 The Council's Good Design Guide seeks to ensure that rear extensions should be designed to be clearly subordinate to the main dwelling. They should also be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.7 The proposed first floor rear extension would be sited to the centre of the dwelling and would involve the infill of the gap between the two existing dormer windows. The proposed dormer would be subordinate to the existing ridge height and would replicate the existing dormer windows.
- 8.8 The proposed single storey rear extension would mirror the projection of the existing dining room and would span the entire width of the existing dwelling. It

would have a mono-hipped roof and would complement the character of the host dwelling. The proposed extensions to the rear of the property are not visible from the street scene and would therefore have no impact upon the character of the street scene.

- 8.9 The Council's Good Design Guide seeks to ensure that two storey side extensions appear smaller in massing in order to be subordinate to the main building. 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 (the minimum distance for this should be 0.5 metres in both directions).
- 8.10 The proposed first floor side extension would sit flush with the edge of the existing front elevations building line. It would host a pitched roof which would sit 0.05 metres above the existing dwellings ridge height, not according with the Council's Good Design Guide, nevertheless by virtue of the increase being minor and that the eaves proposed replicate those of the existing dwelling there are not considered to be any adverse impacts upon the character of the street scene.
- 8.11 The proposed materials will be consistent with the original dwelling, with the exception of the use of timber to the proposed canopy porch. No examples of timber canopy's can be observed within the immediate street scene, nevertheless this addition is considered to add a contemporary aspect to the dwelling without losing the traditional character that the dwelling holds.
- 8.12 Additional alterations include the addition of Velux roof lights and additions, alterations and removal of windows and doors.
- 8.13 Overall the proposal is considered to complement the character of the existing dwelling and street scene in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.15 The proposed two storey rear extension would not project beyond the existing rear elevation of the dwelling and would be set within the centre of the property and by virtue of this, this aspect would not have any overbearing impacts upon 3 or 7 Sunnyside.
- 8.16 The proposed single storey rear extension would be sited on the footprint of the existing dining room and would replicate its existing projection. The proposed ridge height would exceed that of the exiting mono pitched roof, nevertheless due to the pitch and the scale there are not considered to be any impacts upon the residential amenity of 7 Sunnyside. There is a small driveway to the side of the dwelling separating the application site from 3 Sunnyside and as such there would be no impact upon the residential amenity of 3 Sunnyside. This aspect of the proposal does not include the addition of any windows to the side elevations.
- 8.17 The proposed single storey rear extension would sit a minimum of 37.18 metres from the nearest neighbouring dwelling to the south-west, 12 Netherley Road, by virtue of this the proposed single storey rear extension is not considered to have any adverse impacts in terms of overlooking or loss of light. An additional dormer window is proposed to the first floor of the rear extension, nevertheless as there are already two dormers in situ to this elevation the adverse impacts would be minimal.
- 8.18 The proposed two storey side extension would not extend further than the existing building line of the dwelling. A Velux window is proposed to the roof of the proposed two storey side extension. Observation has been given to the existing Velux

windows (proposed to be removed) and to the roof line which slopes away from the neighbouring dwelling to the south-east. By virtue of the above, the addition is not proposed to contribute to overlooking impacts. The roof line slopes away from the neighbouring dwelling to the south-east.

- 8.19 From south-east to north-west, 7 Sunnyside hosts a mono-pitched integrated garage, front entrance and window to the ground floor of the front elevation and two windows to the first floor of the front elevation. Due to the minimal projection and the slope of the proposed roofs there is not considered to have any adverse impacts in terms of overlooking or loss of light.
- 8.20 To the north-east of the dwelling sits the rear amenity space of 93 Ashby Road. A highway is situated between the two sites and a 2.00 metre high timber fence with concrete supports lines the boundary line. The main alteration includes the addition of a window to the front elevation of the proposed two storey front extension. Taking into consideration the existing positioning of openings there is not considered to be any adverse impacts in terms of overlooking.
- 8.21 Therefore due to the distance to the neighbouring properties and the siting of the proposal, there would be no impact upon the residential amenity any neighbouring properties in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.22 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision.
- 8.23 Section 115 of the National Planning Policy Framework (NPPF) (2023) states that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*
- 8.24 Part 4 of the Leicestershire Highways Design Guide seeks to ensure that dwellings with four or more bedrooms host a minimum of three parking spaces.
- 8.25 The proposal includes the addition of a bedroom, increasing the dwelling from a three bedroom to four bedroom dwelling.
- 8.26 The dwelling hosts an existing integrated garage notwithstanding this, the existing garage does not meet the minimum internal depth as set out in Part 3 section 3.200 of the Leicestershire Highways Design Guide by over 1.00 metre.
- 8.27 If the proposed extension was implemented the dwelling would remain to host the existing two off-street parking spaces. Accommodation of the additional car parking space can be achieved by on-street parking due to the nature of the highway.
- 8.28 By virtue of the above the proposal would therefore have no adverse impacts upon highway safety and would therefore be in accordance with Policy DM18 of the adopted SADMP, Section 115 of the National Planning Policy Framework (NPPF) (2023) and local highway authority guidance standards.

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 proposed development is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 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 or the neighbouring amenity of occupants surrounding the application site. The proposal would neither cause any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP and the Good Design Guide SPD. The proposal and is 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 13th May 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:

- Proposed Floor Plans and Elevations, Drg No. 16_100 04B
- Site Location Plan, Drg No.16_100 06 all as received by the Local Planning Authority on the 21st May 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

- 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.