

Delegated Report

Planning Ref: 24/00147/HOU
Applicant: Mr Adam Hewins
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Aldwyn 61 Hollycroft Crescent Hinckley Leicestershire LE10 0HH

Proposal: First floor rear extension and render 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 first floor rear extension and render to a dwelling, Aldwyn, 61 Hollycroft Crescent, Hinckley.
- 2.2. The proposed first floor rear extension measures 2 metres in depth, 3.3 metres in width and a slope end wall to enlarge the existing bedroom. Amendments to the original plan provide a new hipped roof with a ridge height of 6.5 metres and a matching eaves height of 4.8 metres, from the ground level. The proposal extends up to the common boundary of 61 and 59 Hollycroft Crescent. Proposed external materials for the extension and the main dwelling include white/cream monocouche render to the walls and a roof tile to match the existing.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Hinckley on the corner of Hollycroft Crescent and Lismore Drive. The residential properties on the row are two storey semi-detached dwellings with a mixed of render and brick external materials. These properties have fairly long gardens to the rear and a long loose stones front driveway. The dwelling has a hipped roof form and brown uPVC windows and doors and brick built. The extension is prominent in views from Lismore Drive. The dwelling is not listed and not within a conservation area.

4. Relevant planning history

91/00705/4

- Extension to dwelling to for granny annexe.
- Planning Permission
- 22.08.1991

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No response has been received as part of the publication.

6. Consultation

No consultation required.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies
- 7.2. 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
- 7.3. 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)
 - Local Highway Authority Design Guide
- 8. Appraisal**
- 8.1. Extensions and alterations to existing domestic properties 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 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 in respect of rear extensions 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'.*
- 8.3 The amended proposed first floor extension angles the wall at the south boundary and provides a hipped roof. The extension measures 2 metres in depth, 3.3 metres in width. It has a ridge height of 6.5 metres and a matching eaves height of 4.8 metres. Its roof is set down from the main roof. External materials for the extension and the main dwelling are white/cream monocouche render wall and matching roof tiles. The proposal extends to the common boundary with the adjoining semi-detached two storey dwelling. The new roof form complements the roof design of the existing dwelling and the existing character of the area.
- 8.4 By virtue of its appropriate width, depth and height, roof design, and set down of the roof, the amended proposal appears to be clearly subordinate to the existing dwelling in accordance with the adopted Good Design Guide. Proportioned rear windows are proposed for the extension. The proposed external materials and detailing provides a satisfactory and unified appearance that complements the street character in accordance with the adopted Good Design Guide. The proposed extension and alteration respect and complement the scale, character and

appearance of the existing dwelling and the surrounding area and that the proposal is in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 The adopted Good Design Guide states:
- 'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'*
- 8.7 The extension is just to the south boundary and the wall is sloped at an angle of 45 degrees to allow day light into the rear window of 59 Hollycroft Crescent in accordance with the requirements of the Good Design Guide. The roof is pitched away from the boundary and reduces the level of overbearing impact on the adjoining property. The rear extension at 59 Hollycroft Crescent goes further back than the extension at the proposed site and therefore no significant overshadowing impact on the neighbouring property occurs. There are no side windows to the extension to result in any form of overlooking into the gardens of 59 Hollycroft Crescent. The existing boundary fence between 59 and 61 Hollycroft Crescent provides some form of privacy to both dwellings. There are no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. Notwithstanding the proximity and position to the south boundary, the proposed extension does not cross the 45 degree line drawn from the centre-point of the first floor rear bedroom window of 59 Hollycroft Crescent.
- 8.8 By virtue of the sloped wall, set down roof and pitching away from neighbouring properties, it is considered that the amended proposal does not result in any significant or unacceptable adverse impacts from loss of light/overshadowing or any significant or unacceptable adverse overbearing impacts to the adjoining house. No objection is received from neighbouring properties.
- 8.9 The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposed extension enlarges the fourth bedroom. It does not increase the number of bedrooms in the dwellinghouse. The dwelling has a long front driveway which is not affected by the proposed development. The driveway has the capacity to hold 3 off street cars. The application dwelling is located within a highly sustainable urban location where there is easy access to a full range of services and facilities by alternative and more sustainable transport means. Therefore, it is considered that the existing parking provision is adequate to serve the dwelling in this case and acceptable in respect of Policy DM18 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.

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 extension and alteration of an existing dwelling located within the urban settlement boundary of Hinckley 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, scale, design and proposed use of render to ensure a unified and satisfactory overall appearance, it is considered that the amended proposed extension and alteration respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. It is considered that the amended proposal does not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. The proposal retains adequate private amenity space and the existing off-street parking space to serve the resulting dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, 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, Block Plan, Proposed Floor Plan and Elevation Drawing No. 002_C received by the local planning authority on 05 April 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 alteration hereby permitted shall match the materials and detailing on the approved plans and elevation.

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.