

Delegated Report

Planning Ref: 23/00440/HOU

Applicant: Viorica Sbirciog

Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 64 Henry Street Hinckley Leicestershire

Proposal: Single storey garage to the side of a dwellinghouse

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 a single storey garage to the side elevation of 64 Henry Street, Hinckley.
- 2.2. The proposed single storey garage would project outwards from the existing side elevation by 3.80 metres and would have a depth of 7.84 metres. It would feature a half hipped roof measuring 2.45 metres to the eaves and 4.02 metres to the ridge.
- 2.3. Associated works include the addition of a single roof light to the west.
- 2.4. The proposed external materials include the use of render to ensure a unified overall appearance between the existing and new walls and the use of brown tiles to the roof to match the existing roof.

3. Description of the site and surrounding area

- 3.1. The application dwelling is a two storey semi-detached dwelling, situated in the settlement boundary of Hinckley. It is comprised of a hipped roof form with a porch to the front elevation and a flat roofed extension to the rear elevation. There is also a large line of vegetation surrounding the southern and western boundary lines and a line of fencing to the northern boundary line. It is constructed with render, brown roof tiles and white uPVC windows. No.64 is situated on a corner plot. The land levels to the north-west slope making the proposed garage highly viewable from Beryl Avenue as well as Henry Street.
- 3.2. The properties within the vicinity of the area are uniform in scale, design and finish. The proposed single storey garage extension would therefore not be out of character with the existing surrounding properties.

4. Relevant planning history

- None relevant

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. None relevant

7. Policy

7.1. Core Strategy (2009)

- None

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) (2021)
- 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 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.

8.3 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."*

8.4 The proposed single garage would be located against the western side elevation of the application site and would measure 3.80 metres in width and 7.84 metres in depth and would feature a half hipped roof measuring 2.45 metres to the eaves and 4.02 metres to the ridge. It would be set in line with the building line of the original dwelling. Notwithstanding its size and scale, by virtue of the proposal being screened by existing landscaping and there being similar developments within the wider street scene it is considered that the proposal would not result in any adverse impacts on the surrounding area.

8.5 The proposed materials appear to be generally consistent with the original dwelling. However, the materials used on the front porch and rear extension do appear to differ from the original dwelling in terms of the type and colour of render and in the case of the rear extension the fascia board. Therefore a condition is recommended requiring the submission of the material details considering the lack of clarity in the application form, mixture of materials on the dwelling and prominence of the garage in this corner plot.

- 8.6 The proposal in combination with the previously constructed single storey rear extension will further reduce the garden size of the property. The Good Design Guide contains guidance for garden sizes, for a three bed dwelling the garden the general guideline is 80sqm with a minimum garden length of 7m. The proposal complies with this guidance and whilst reduced the remaining garden space is judged to still reflect the surrounding context.
- 8.7 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area and therefore complies with Policies DM1 and DM10 of the SADMP and the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. Section 5 of The Council's adopted Good Design Guide provides further advice in respect of neighbouring amenity impacts including separation distances of relevance to this proposal.
- 8.9 The proposed garage extension would be a minimum of approximately 26.00 metres from the nearest neighbouring property to the west and approximately 8.45 metres from the nearest neighbouring property to the north. The neighbouring property to the north is sited on lower ground levels than the application site, but does not appear to have habitable room windows in its south elevation and is screened by the existing close boarded fence. Neither elevation facing the neighbouring dwellings proposes to include a habitable room window.
- 8.10 Due to the separation distance, location and design of the proposed garage, it is considered that the proposal would not have an adverse impact upon the residential amenity of the neighbouring dwelling in terms of loss of light, overlooking or overbearing nature. And therefore complies with policy DM10 of the SADMP and the Good Design Guide.

Impact upon highway safety

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design
- 8.12 The internal width of the garage would be 3.58 metres, the internal depth would be 7.40 metres and the garage door would be 2.50 metres meeting the recommended minimum internal dimensions as set out in section 3.200 of the Leicestershire Highways Design Guide. The garage would be set back from the highway at a minimum of 5.52 metres and a maximum of 6.08 metres.
- 8.13 The existing private drive provides safe access to the site from the public highway on Henry Street to the south and would be unaffected. The plot provides ample space for two off-street parking spaces within the site as demonstrated by the submitted parking provision meeting the recommended guidance for a three bedroom dwelling as set out in section 3.151 of the Leicestershire Highways Design Guide.
- 8.14 The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, and figure DG13 of the Leicestershire Highways Design Guide.

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 would respect the character of the existing dwelling and the surrounding area. It would retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. It would have no impact upon highway safety. The application is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP, The Good Design Guide SPD and Leicestershire Highways Design Guide.

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:

Site Location Plan, Block Plan and Existing and Proposed Elevations and Floor Plans, Drg No. 1606 as received by the Local Planning Authority on the 3rd May 2023.

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. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations (including fascia boards) of the extension hereby permitted has

been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **Notes to applicant**

- 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.