

Delegated Report

Planning Ref: 23/00458/HOU

Applicant: Mrs Moss

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 70 Station Road Market Bosworth Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Demolition of existing conservatory and single storey rear extension

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 a single storey rear extension to a dwelling 70 Station Road, Market Bosworth, following the demolition of an existing similarly sized conservatory in the same position.

2.2. The proposed single storey rear extension would extend 3.6 metres in depth from the rear elevation and would have a width of 3.2 metres infilling a rear corner to be flush with the main rear and side elevations of the dwelling and being incorporated into the existing structure to which it would be attached on the two internal sides. It would have a dual pitched roof forming a rear gable with a matching eaves height of 2.95 metres and a ridge height of 4.7 metres. The rear gable is proposed to be constructed either with an Oak Frame and full height/apex glazing, or with matching brickwork and full height/apex glazing. The side elevation would be constructed in matching facing bricks. Roof tiles would match those of the existing dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Market Bosworth in a residential area. It is a detached dormer bungalow with gable fronted dual pitched roof form, a single storey part pitched/part flat roof projection to the front elevation with part integral garage and a single storey dual pitched rear gabled roof form to the rear elevation along with the corner infill conservatory that would be demolished to enable its replacement. Other than the front projection, which is rendered, the main dwelling is constructed of red facing bricks, brown concrete interlocking roof tiles and a mix of grey uPVC windows (front) and white UPVC windows (rear). In addition to the garage there are up to four further off-street parking spaces on the wide tarmac driveway and site frontage. The long private rear garden is well enclosed by a mix of hedgerows and fencing.

4. Relevant planning history

16/00033/HOU

- Rendering of front and side of property
- Permitted
- 10.03.2016

03/00984/FUL

- Erection of conservatory
- Permitted
- 01.10.2003

81/00623/4

- Formation of vehicular access
- Permitted
- 30.06.1981

80/01168/4

- Alterations and additions
- Permitted
- 30.09.1980

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 objection has been received from Market Bosworth Parish Council.

7. Policy

- 7.1. Market Bosworth Neighbourhood Plan (MBNP) 2014-2026 (2015)
- Policy CE1: Character and Environment
- 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) (2021)
 - 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 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 CE1 of the 'made' MBNP requires that all new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. The application dwelling is identified as lying within Character Area D: Suburban Residential in the MBNP.
- 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 that:
- '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.'*
- 8.4 The proposed single storey rear extension would extend to an appropriate depth of 3.6 metres from the rear elevation and with an appropriate width of 3.2 metres infilling a rear corner to be flush with the main rear and side elevations of the dwelling. It would have a dual pitched roof forming a rear gable with a matching eaves height of 2.95 metres and a clearly subordinate ridge height of 4.7 metres to match that of the existing single storey rear gable and with the same pitch as that and the main roof of the dwelling. It is proposed that the rear gable would be constructed either with an Oak Frame and full height/apex glazing, or with matching brickwork and full height/apex glazing and that the side elevation would be constructed in matching facing bricks and the extension would have roof tiles to match those of the existing dwelling.
- 8.5 By virtue of its siting, single storey scale, footprint and height, the proposal would appear as a clearly subordinate addition to the existing dwelling and would respect and complement its scale, character and, subject to the use of either Oak framing and/or matching corresponding external materials in its construction, appearance of the existing dwelling. By virtue of its infill nature, single storey scale and position to the rear within a well screened garden, the proposal would have no visual impacts on the street scene or the wider surrounding area. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general 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 By virtue of its replacement corner infill nature, siting between two existing structures (including the neighbours dual pitched roof garage), single storey scale and modest projection, the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of, or any loss of privacy to, the occupiers of any neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

- 8.9 The proposed rear extension would not result in any additional bedroom space and would not impact on the existing off-street parking provision of up to five spaces to serve the dwelling within the garage and on the existing wide tarmac surfaced driveway. The existing/resulting level of provision would be adequate to serve the resulting dwelling. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design 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.
- 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 is for an extension and alteration to an existing dwelling within the settlement boundary of Market Bosworth 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 Oak Framing and/or matching external materials to ensure a satisfactory/unified appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no visual impacts on the wider street scene or surrounding area. By virtue of the siting of the proposal between two existing structures, its single storey scale and design, the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off-street parking and private amenity space would be retained within the site to serve the existing/resulting dwelling. The proposal is considered to be in accordance with Policy CE1 of the 'made' MBNP, Policies DM1, DM10 and DM18 of the adopted SADMP and the 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, Block Plan, Proposed Ground Floor Plan, Roof Plan and Elevations Drawing No. AVD-753-SRM-PL01 received by the local planning authority on 9 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. The materials to be used on the external elevations of the proposed extension and alteration hereby permitted shall be in accordance with the external materials details provided within the submitted Planning Application Form and on the approved Proposed Elevations Drawing No. AVD-753-SRM-PL01 received by the local planning authority on 9 May 2023 and shall match the corresponding materials of the existing dwelling.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.