

Delegated Report

Planning Ref: 26/00229/HOU

Applicant: Mr P Wright

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 30 Victoria Drive, Groby

Proposal: Single storey rear extension

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks householder planning permission for a single storey rear extension, measuring 4.05m in depth, 7.42m in width, 3.15m to the eaves and 3.44m to the ridge, and consisting of a flat roof rear extension, with matching materials to the main dwelling and side extension.

3. Description of the site and surrounding area

- 3.1. The development site is located within the cul-de-sac of Victoria Drive. The dwelling is a two-storey semi-detached property, located within the residential estate. The property is bound by residential properties to the north, east and west and by a small green space and Sacheverell Way to the south.

4. Relevant planning history

95/00769/FUL

Extension to dwelling

Planning permission

20/11/1995

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Groby Parish Council: No comments have been received.
- 6.2. LCC Ecology: No objections.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The application site is within a sustainable location in the identified boundary of Groby. Therefore, the development of the single storey extensions is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- 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 indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

8.3. The development is for a single storey rear extension and would therefore not be visible from Victoria Drive, being screened by the existing dwelling. The site does however back onto a small green open space adjacent to Sacheverell Way and would be visible in glimpses for both vehicular traffic and pedestrians utilising the footpath. The design of the rear extension, height and existing boundary treatments however significantly reduce visibility and is viewed against similar other flat roof extensions at surrounding properties. The development is of an appropriate design and as such would not have any detrimental impact on the character of the area.

8.4. As such, the proposed extensions are considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

8.5. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.

8.6. The proposed single storey rear extension measures 4.05m in depth, 7.42m in width, 3.15m to the eaves and 3.44m to the ridge, and consists of a flat roof rear extension, with matching materials to the main dwelling and side extension.

8.7. There are no neighbours to the south of the development site. No. 29 Victoria Drive is located to the east of the development site and benefits from a garage structure which extends to the rear of the properties, the proposed extension would not extend as far as the rearmost element of the neighbouring garage and as such would have no impact on the neighbouring property in terms of loss of light, loss of

privacy or overbearing impacts. No. 31 Victoria Drive is located to the west of the site, and is attached to the development site by way of being a semi-detached dwelling. The property benefits from an existing single storey rear extension which abuts the development site. Whilst the proposed development would marginally protrude further than the neighbouring rear extension, it is not considered to create significant amenity harm to the neighbours, by way of loss of light, loss of privacy or overbearing impacts, owing to the single storey nature of the development.

- 8.8. There would therefore be no harm to neighbouring residential amenity as a result of this development. As such the proposal complies with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.9. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.
- 8.10. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.11. The site benefits from an area of hardstanding to the front of the dwelling which affords space for two off-street car parking spaces. The development does reduce the number of available parking spaces at the site, due to the internal conversion of a garage, however, sufficient spaces are still afforded to the dwelling.
- 8.12. The extension would not have any detrimental impacts on the local highway network nor highway safety.
- 8.13. The proposal therefore complies with Policies DM17 and DM18 of the 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.

10. Conclusion

- 10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies

DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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:

- Proposed, Elevations, Section A-A, Ground Floor Plan, Roof Plans, Drg No. 30VD/2026 2/2

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 hereby approved single storey rear extension shall match the corresponding materials of the existing dwelling of '30 Victoria Drive, Groby'.

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.