

Delegated Report

Planning Ref: 23/00864/HOU

Applicant: Mr R Middleton

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Mill Hill House 40 Mill Hill Road Hinckley

Proposal: Extension to porch

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 permission for a porch extension at Mill Hill House, 40 Mill Hill Road, Hinckley.

2.2. The proposed porch would project outwards from the principle elevation of the dwelling by 1.11 metres and would have a width of 3.04 metres. It would feature a pitched roof which would measure approximately 3.00 metres to the eaves and approximately 4.00 metres to the ridge.

2.3. The external materials would include white render to the walls and slate tiles to the roof to match the existing dwelling.

3. Description of the site and surrounding area

3.1. The application site comprises a two-storey detached dwelling situated within the settlement boundary of Hinckley. The dwelling features white render to the walls, slate tiles to the roof and a mixture of wooden white and brown windows and doors. The main dwelling features a pitched roof design and a half-hipped roof to the ground floor front elevation.

3.2. There is no uniform character within the street scene.

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

- None relevant

7. Policy

- Hinckley Town Centre Area Action Plan 2011

7.2. Core Strategy (2009)

- Policy 1: Development in Hinckley

7.3. 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

7.4. 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)

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 proposal would be viewable within the street scene. It would project forward of the principle elevation by 1.11 metres and is single storey in nature. The proposal would create an additional 3.49 square metres of floor space at the property.

8.4 The Good Design Guide states that front extensions “*should take the form of the existing building mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.*” The porch would feature a pitched roof line to complement that of the existing dwelling and the eaves would sit slightly lower than the existing eaves height. The ridge of the porch would sit approximately 0.35 metres higher than the existing ridge height not in accordance with the Good Design Guide, however by virtue of minimal breach and the design it would still appear subordinate to the existing dwelling.

8.5 The proposed materials would match the existing materials of the dwelling.

8.6 Accordingly, the proposal is considered to be in keeping with the existing character of the dwelling and surroundings in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

8.7 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.

- 8.8 The neighbouring dwelling to the south-east would be situated approximately 5.80 metres away from the proposed porch extension which would extend 1.11 metres away from the application dwelling. The roof would pitch away from no.38. Due to scale of the porch extension would not result in a detrimental loss of light and therefore the proposal is deemed acceptable. The design neither proposes any additional windows to the south-east side elevation.
- 8.9 Due to the orientation of the dwelling to the north-east it is considered that the proposed porch extension would cause no adverse impacts upon the neighbouring property 42-42A Mill Hill Road.
- 8.10 It is therefore considered that the development as proposed would comply with policy DM10 of the SADMP in terms impact upon residential amenity.

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 Section 3.151 of the Leicestershire Highways Design Guide states that “*a three-bedroom dwelling in suburban or rural areas should host two spaces*”. The proposed porch would result in the loss of space to the front of the dwelling, however only to a minimal extent. The application dwelling would still sufficiently host two spaces meeting the guidance as set out in the Leicestershire Highways Design Guide the development would not have an impact upon the parking provision or highway safety.
- 8.13 The plot therefore provides ample space for off-street parking. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, and 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 is located within the settlement boundary of Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

- 10.2. The proposed porch would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 of the SADMP and is recommended for approval subject to the conditions below.

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 on the external elevations of the proposed extension and alteration shall be in accordance with the details submitted on the approved application as received by the Local Planning Authority on the 1st September 2023.

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:

Site Location / Existing & Proposed Plans & Elevations - Drg No. 4795/01 as received by the Local Planning Authority on the 1st September 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the 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.