

Delegated Report

Planning Ref: 24/00008/HOU

Applicant: Dr A Chachi

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 63 Rectory Road Markfield Leicestershire

Proposal: Single storey side and rear extension (following demolishing of existing detached garage)

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 consent for a single storey side and rear extension at 63 Rectory Road, Markfield.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 3.50 metres and would have a width of 5.57 metres. It would feature a mono-pitched roof which would measure 2.52 metres to the eaves and 3.60 metres to the ridge.
- 2.3. The proposed side extension would project outwards from the existing side elevation by 1.58 metres and would have a width of 3.85 metres. It would feature a pitched roof which would measure 2.52 metres to the eaves and 3.16 metres to the ridge.
- 2.4. Additional works include the demolition of the existing detached garage and the addition of two Velux windows.
- 2.5. The proposed external materials include the use of red brick, brown roof tiles, white uPVC windows and doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a semi-detached two-storey dwelling situated within the settlement boundary of Markfield. No.63 is situated to the north of Rectory Road and comprises the use of red brick, pebble dash, brown tiles and white uPVC windows and doors to the exterior. To the front of the dwelling sits a line of four small conifers.
- 3.2. Permission (00/00529/FUL) was granted in 2000 for the erection of a single storey side and rear extension and a larger home application was granted prior approval in 2023. Following a site visit as carried out on the 25th January 2024, the Local Planning Authority can confirm that neither extension has been constructed.

4. Relevant planning history

00/00529/FUL

- SINGLE STOREY SIDE AND REAR EXTENSIONS
- PER

- 21.07.2000

99/00938/FUL

- TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
- REF
- 02.02.2000

23/00672/HHGDO

- Rear extension measuring 3.5 metres in depth; 4 metres in height to the ridge; and 3 metres to the eaves
- NRPA
- 24.08.2023

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. No objections have been received from Markfield Parish Council.

7. Policy

- 7.1. Markfield Neighbourhood Plan 2020-2039

- Policy M10: Design

- 7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 21: National Forest

- 7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- 7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- 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 parking provision

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 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that development is sympathetic to the local character and history and is in keeping with the scale, form and character of its surroundings.
- 8.4 The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and 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.'*
- 8.5 The proposed rear extension would be situated to the north-west (rear) elevation of the dwelling and would be screened from the highway (Rectory Road) by the existing dwelling.
- 8.6 A single storey flat roofed garage currently sits to the south-west (side) elevation. The garage is to be demolished and replaced by the proposed side extension which would project outwards from the existing side extension by a 1.58 metres. It would be viewable from a public vantage point from the adjacent highway (Rectory Road), however only to a minimal extent as it would sit behind the principle elevation by approximately 8.10 metres. The proposed development is considered to be an improvement in design to the existing garage currently in situ.
- 8.7 The proposed side extension would feature a pitched roof and the proposed rear extension would feature a mono-pitched roof to appear subordinate with the roof line of the existing dwelling. The eaves of the side and rear extension would be uniform and the ridge height of the pitched roof would not exceed that of the mono-pitched roof.
- 8.8 The proposed materials would be consistent with the original dwelling.
- 8.9 Additional alterations include the addition of two Velux windows to the pitched roof of the rear elevation. The addition of a set of French doors and a double panel window to the rear elevation and the addition of a single panel window to the existing south-west (side) elevation.
- 8.10 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 Policy DM10 of the SADMP and Policy M10 of the Markfield Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.12 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that the amenities of residents should not be significantly adversely affected.
- 8.13 The proposed rear extension would project approximately 1.25 metres further than the rear elevation of the neighbouring dwelling to the north-east (65 Rectory Road).

The north-east elevation would feature a blank façade. Two Velux windows are proposed to the mono-pitched roof, notwithstanding this the roof would slope to the north-west, away from the neighbouring dwelling (65 Rectory Road). The separation distance between the dwellings would remain as existing. By virtue of the above the proposed rear extension would not have an adverse impact upon the residential amenity of the occupiers.

- 8.14 To the south-west of the application dwelling within the curtilage of the neighbouring site (61 Rectory Road) sits a flat roofed carport and garage measuring approximately 16.3 metres in depth and approximately 4.00 metres in height. The proposed extension would have a maximum ridge height of 3.60 metres sitting under the height of the existing carport and garage. By virtue of the above the proposed rear and side extension would not have an adverse impact upon the residential amenity of the occupiers as it would be screened by the existing structures.
- 8.15 The proposed development would therefore satisfy Policy DM10 of the SADMP and Policy M10 of the Markfield Neighbourhood Plan in this regard.

Impact upon parking provision

- 8.16 Policy DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors.
- 8.17 Section 3.151 of the Leicestershire Highways Design Guide states that *“a three-bedroom dwelling in suburban or rural areas should host two spaces”*.
- 8.18 The proposal would result in the loss of the existing detached garage to the north-west (rear) of the application dwelling. Notwithstanding, this there are no additional bedrooms proposed at the dwelling and there would still be sufficient space remaining at the dwelling for approximately three off-street parking spaces as in accordance with the . Therefore, there is not considered to be any adverse impacts in terms of off-street parking provision.
- 8.19 In this regard, the proposal would comply with Policy DM18 of the 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 Markfield 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 side and rear extension 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, Policy M10 of the Markfield Neighbourhood Plan and the Leicestershire Highways Design Guide 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 3rd January 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance Policy DM10 of the of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy M10 of the Markfield Neighbourhood.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan, Drg No. 1340-MPD-XX-ZZ-DR-A-0001
Proposed Block Plan, Drg No. 1340-MPD-XX-ZZ-DR-A-1100-03
Proposed Ground Floor Plan, Drg No. MPD-1340-XX-00-A-1200-P03
Proposed Roof Plan, Drg No. 1340-MPD-XX-RL-DR-A-1300
Proposed Elevations, Drg No. 1340-MPD-XX-ZZ-DR-A-1400-P03 all as received by the Local Planning Authority on the 3rd January 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy M10 of the Markfield Neighbourhood.

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.