

Delegated Report

Planning Ref: 23/00844/HOU
Applicant: Mr Adam Selman
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 7 Mill Lane Earl Shilton Leicester

Proposal: Erection of a single storey side extension to form cloakroom with disabled access

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 single storey side extension at 7 Mill Lane, Earl Shilton.
- 2.2. The proposed side extension would project outwards from the existing side elevation by 1.75 metres and would have a depth of 2.95 metres. It would feature a pitched roof which would measure approximately 3.25 metres to the ridge and approximately 2.40 metres to the eaves.
- 2.3. The proposed external material are to feature red brick and white render to the walls, grey concrete roof tiles and anthracite grey fascia boards to the roof and PVC anthracite grey double glazed windows.

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 Earl Shilton. It is constructed of red brick and white render to the walls, grey concrete roof tiles and anthracite grey fascia boards to the roof, and PVC anthracite grey double glazed windows. A 1.50 metre wall sits to the front boundary of the site hosting two gated accesses.
- 3.2. The area is relatively uniform to the south, however not uniform to the north. The proposed single storey side extension would therefore not be out of character in the street scene.

4. Relevant planning history

03/00427/FUL

- TWO AND SINGLE STOREY EXTENSIONS AND ALTERATIONS TO DWELLING INCLUDING FORMATION OF NEW VEHICULAR ACCESS
- PER
- 09.06.2003

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 Earl Shilton Town Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014
- Policy 29: Design
- 7.2. Core Strategy (2009)
- Policy 2: Development in Earl Shilton
- 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) (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

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. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.3. The proposed extension would be sited to the west side of the existing dwelling and would sit 0.26 metres behind the principle elevation. As such, the proposal would be visible from the highway. The scale of the proposed extension would, however be minor. The footprint of the extension would measure 5.16 square metres. A similar design is already visible to the side of the dwelling forming part of the kitchen. The proposed addition would by virtue complement the character of the dwelling and the street scene.
- 8.4. A pitched roof is proposed to the side extension. It would measure approximately 3.25 metres to the ridge and approximately 2.40 metres to the eaves. The pitched design will complement the design of the existing dwellinghouse. The proposed would form a cloakroom with a disabled access.
- 8.5. The proposed materials will be consistent with the original dwelling.

- 8.6 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 DM4 and DM10 of the SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

Impact upon neighbouring residential amenity

- 8.7 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. Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects the privacy and amenity of the nearby residents and occupiers of adjacent buildings.
- 8.8 The proposed extension would cause no adverse impacts upon the neighbouring property to the west, no. 5 Mill Lane. This conclusion is made on the basis of the proposal's subordinate scale, its single storey nature, sufficient separation distances between the two properties and the extension not extending beyond the principle elevation of no.5. A window is proposed to the cloakroom; this, however would face the blank elevation of no.5.
- 8.9 No windows are proposed to the front (South) elevation of the extension.
- 8.10 The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014.

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 application site is situated within the settlement boundary of Earl Shilton where there is a presumption in favour of sustainable development, as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. The proposed development would be viewable from the street scene, and would not have a detrimental impact upon the character of the existing dwelling or surrounding area. The proposal would not have any severe adverse impact upon the residential amenity of the neighbouring dwellings and therefore the application complies with policies DM10 of the Site Allocations and Development Management Policies DPD

(2016) and Policies DM1, DM10 of the SADMP, Policy 29 of the Earl Shilton and Barwell Area Action Plan DPD 2014 and the 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 29th August 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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:

Proposed Ground Floor Plan, Drg No. 2, Proposed Front Elevation, Drg No. 4, Proposed West Elevation, Drg No. 6 as received by the Local Planning Authority on the 31st August 2023.

Site Location Plan & Block Plan as received by the Local Planning Authority on the 3rd September 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).

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.