

Delegated Report

Planning Ref: 23/00891/HOU

Applicant: Mr And Mrs Henly

Ward: Barlestone Nailstone And Osbaston

Site: 1F Barton Road Barlestone Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension and balcony to first floor rear elevation

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 rear extension and balcony to the first floor rear elevation at 1F Barton Road, Barlestone.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 4.00 metres and would have a width of approximately 9.70 metres. It would feature a flat roof measuring approximately 2.85 metres in height.
- 2.3. Additional alterations include the addition of a Juliette balcony to the first floor rear elevation and the addition of two roof lights to the proposed rear extension.
- 2.4. The proposed external materials include the use of facing brick and render to the walls, single ply membrane to the flat roof and grey uPVC or aluminium to the windows and doors.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barlestone in a residential area. It is a two storey detached house with a pitched roof featuring brown tiles to the roof, a facing brick to the walls and white uVPC to the windows and doors. The plot features a reasonable grass area to the front of the property, along with a single garage. No.1F can be accessed via a shared access with 1E Barton Road. To the north of the site sits Barlestone Cemetery and to the west of the site sits Barlestone Church of England Primary School.
- 3.2. 1E and 1F Barton Road are uniform in design, scale and finish. The surrounding area is relatively uniform in scale, however not in design and finish.
- 3.3. At the time of the site visit development had commenced with the exterior shell of the extension largely constructed.

4. Relevant planning history

- None

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. Barlestone Parish Council have no objections.

7. Policy

- 7.1. Barlestone Neighbourhood Plan 2020-2039

- Policy H2: Settlement Boundary
- Policy H6: Design

- 7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

- 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 H2 of the Barlestone Neighbourhood Plan seeks to ensure that development proposals on sites within the Settlement Boundary will be supported where they respect the character of that area of Barlestone and comply with other Plan policies. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that development proposals within Barlestone respect the character of the area.

- 8.3. *'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'*

- 8.4. The proposed rear extension would project outwards from the existing rear elevation by 4.00 metres and would have a width of approximately 9.70 metres spanning the entirety of the existing dwelling. It would feature a more contemporary flat roof design to a height of 2.85 metres, which does not currently form part of the

original pitched roof design. By virtue of its siting to the rear of the application site and scale it would not be visible from the street scene.

- 8.5 The balcony and set of two full height doors proposed to the first floor of the rear elevation and the set of 4 bi-fold doors to the ground floor of the rear elevation would result in a more contemporary appearance than the fenestration of the existing dwelling, but would not result in any significant adverse visual impacts on the application dwelling or the surrounding area and is considered to be acceptable in design terms.
- 8.6 The proposed materials are to match those of the existing dwelling, with the exception of the use of render, single ply membrane and grey uPVC or aluminium. The newly introduced materials are, however seen to be a positive addition to the dwelling and would be in-keeping with, and would not detract from the finish of the existing host dwelling.
- 8.7 The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and Policy H2 and H6 of the Barlestone Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.8 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. Policy H6 of the Barlestone Neighbourhood Plan seeks to ensure that development proposals within Barlestone do not impact the residential amenity of nearby occupiers.
- 8.9 Due to the design of the neighbouring dwelling to the west (1G Barton Road) the proposed extension would breach the 45 degree rule, however by virtue that this scale of extension could fall under the Part 1 Class A of The Town and Country (General Permitted Development) (England) Order 2015 in this case the Local Planning Department do not feel that the proposed development merits refusal on the above ground considering the likely fall-back position.
- 8.10 The proposed rear extension would project 4.00 metres further than the existing rear elevation of 1E Barton Road. The proposed balcony would be a Juliette design and would project outwards by approximately 0.15 metres. As such, there would be a very limited ability for the occupants of the host dwelling to overlook the amenity spaces of its neighbours from the proposed balcony. Consequently, the scale of the balcony, combined with its location, would not cause any adverse overbearing or overlooking impacts upon the residential amenities of 1E Barton Road, in accordance with Policy DM10 of the SADMP.
- 8.11 A balcony and a set of two full height doors are proposed to the first floor rear elevation, a set of four bi-fold doors are proposed to the ground floor rear elevation and two roof lights are also proposed to the extension. Due to the existing boundary treatments and the minor nature of the additions there would be no adverse impact upon the residential amenity of the surrounding dwellings.
- 8.12 No additional windows or doors are proposed to the eastern or western elevation.
- 8.11 Therefore, overall the proposals accord with Policy 10 of the SADMP and Policy H2 and H6 of the Barlestone Neighbourhood Plan.

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

- 7.6. The proposal is located within the settlement of Barlestone where there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 7.7. The proposed development would respect the character of the dwelling and street scene, would not adversely affect the amenities of the occupiers of neighbouring properties and would not have a detrimental impact of highway safety. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP, Policy H2 and H6 of the Barlestone Neighbourhood Plan 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 7th September 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:

Site Location Plan, Drg No. 23 12 03, Proposed Floor Plans and Elevations, Drg No. 23 12 11, Proposed Block Plan, Drg No. 23 12 12, as received by the Local Planning Authority on the 7th 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.