

Delegated Report

Planning Ref: 24/01075/HOU

Applicant: Steven Guy

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 1 Sandy Crescent Hinckley Leicestershire

Proposal: Single storey side extension

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 site relates to a single storey side extension at 1 Sandy Crescent, Hinckley.
- 2.2. The proposed side extension would project outwards from the existing side elevation by 4.21 metres and would host a depth of 4.81 metres. It would feature a pitched roof form which would measure 3.88 metres to the ridge and 2.37 metres to the eaves. The proposal would include the demolition of the existing detached garage at the site.
- 2.3. Additional alterations include the addition of two windows to the front elevation and the addition of one window and a door to the rear elevation.
- 2.4. The proposed external materials are to match those of the existing dwelling.
- 2.5. Amendments have been sought during the application process to seek to address neighbouring amenity concerns and in the interests of good design. A re-consultation has been undertaken as part of this.

3. Description of the site and surrounding area

- 3.1. The application site compromises a two-storey semi-detached residential dwelling situated within the settlement boundary of Hinckley, on a prominent corner where Westray Drive meets Sandy Crescent. The application dwelling hosts a mixture of red brick and white render to the walls, brown interlocking tiles to the roof of the main dwelling and a felt finish to the roof of the detached garage. White uPVC is present to the windows and painted white timber to the porch.
- 3.2. To the site frontage sits a generous block paved hardstanding suitable to host a parking provision for a minimum of four vehicles and a rear amenity space enclosed by 1.00 metre high timber fencing.
- 3.3. The street scene compromises two storey semi-detached and detached dwellings of similar architectural design and form.

4. Relevant planning history

17/01087/HOU

- Erection of two storey side extension, single storey side and porch extension
- Planning Permission

- 18.01.2018

18/00883/HOU

- Erection of a 1.8 metre fence (retrospective)
- Refused
- 12.12.2018

19/00008/FTPP

- Erection of a 1.8 metre fence (retrospective)
- Dismissed
- 09.05.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. None relevant.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. 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
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. 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 adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to

scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.

- 8.3 The application site relates to a single storey side extension at 1 Sandy Crescent, Hinckley.
- 8.4 The Councils Good Design Guide seeks to ensure that “*side extensions should appear smaller in scale and massing in order to be subordinate to the main building.*”
- 8.5 The proposal would project outwards from the existing side elevation by 4.21 metres and would host a depth of 4.81 metres, mirroring the footprint of the existing ground floor bedroom. It would be set back 1.70 metres behind the principle elevation and would host a pitched roof form which would host replicating ridge and eaves height to the existing dwelling appearing to be a subordinate addition in terms of mass and scale.
- 8.6 In order to accommodate the proposal existing detached garage would need to be demolished. The demolition of this existing element is not, however, considered to bear an impact upon the character of the area and is to result in an improved appearance to the dwelling by way of the existing detached garages flat roof form and un-corresponding materials.
- 8.7 Additional alterations include the addition of two windows to the front elevation and the addition of one window and a door to the rear elevation, all which would conform to the design and scale of the existing openings.
- 8.8 The proposed external materials are to match those of the existing dwelling.
- 8.9 For the above reasons the proposals would not have an impact upon the character and appearance area and consequently, the proposal complies with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the 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.
- 8.11 The proposal would result in the increase of the built form to the western boundary by 4.21 metres. The addition would, however, be set back from the shared boundary with 42 Westray Drive by approximately 1.30 metres to replicate the form of the existing single storey element; whilst also hosting a dual-pitch roof form which would slope away to the east and west. The resultant extension would breach the 45⁰ guideline from the rear windows of the neighbouring dwelling, however, as the extension is set away from the boundary and largely replaces the existing garage in terms of its footprint the additional overdominance and loss of light that would occur is not judged to be significant. Two additional openings are proposed to this elevation which would be screened by the existing boundary treatment in situ.
- 8.12 The proposal would not have any adverse impacts upon the residential amenity of the neighbouring dwelling to the north, 3 Sandy Crescent, as the proposal would not exceed the existing building line of no.3, whilst also not proposing any addition openings to the northern elevation. The separation distance to the shared boundary line would also be increased by 0.90 metres due to the demolition of the existing garage.

- 8.13 Two openings are proposed to the front elevation of the proposal hosting the utility. The openings would be positioned approximately 20.15 metres from the nearest neighbouring dwelling, whilst also facing onto an existing detached garage not resulting in any adverse impacts upon the residential amenity of 2 Sandy Crescent by virtue of the existing built form and more than adequate separation distance.
- 8.14 By virtue of the siting, single storey scale, design and separation distances, the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of any neighbouring properties or result in any significant loss of privacy to the occupiers of any neighbouring properties from potential overlooking. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.15 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.16 The Leicestershire Highways Design Guide (2023) seeks to ensure that a dwelling hosting four or more bedrooms provides a minimum off-street parking provision for three vehicles.
- 8.17 The proposal would involve the demolition of the existing single car detached garage at the site reducing the off-street parking provision that the site can accommodate. However, as a generous block paved hardstanding suitable to host a parking provision for a minimum of four vehicles is to be retained and unaffected there is not considered to be any impact upon the off-street parking provision complying with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2023) in this regard.

9. Equality implications

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.
- 9.1 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.
- 9.2 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposed development is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. It would neither have any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. The proposal 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 25th November 2024.

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 Plan, Drg No. 1667/SL as received by the Local Planning Authority on the 25th November 2024.
- Block Plan, Drg No. 1667/BP Rev A
- Existing, Proposed Elevations, Floor Plans, Drg No. 1667 as received by the Local Planning Authority on the 29th January 2025.

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).

11.3 **Notes to applicant**

- a) 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.