

Delegated Report

Planning Ref: 24/01012/HOU

Applicant: Mr Beau Clarke

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 15 Grace Road Desford Leicester

Proposal: Single/two storey side extension and single storey rear 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 seeks full planning consent for a single/two-storey side and single storey rear extension at 15 Grace Road, Desford.
- 2.2. The proposed single storey side extension would sit in line with the principle elevation of the existing dwelling and would project outwards from the existing side (north-east) elevation by 3.69 metres hosting a depth of 0.50 metres. It would feature a mono-pitched roof design which would measure 2.90 metres to the ridge and 2.15 metres to the eaves.
- 2.3. The proposed two-storey element of the scheme would adjoin onto the proposed single storey side extension and would project outwards from the existing side (north-east) elevation by 3.69 metres with a depth of 8.26 metres. It would feature a pitched roof design which would measure 7.90 metres to the ridge and 5.10 metres to the eaves.
- 2.4. The proposed single storey rear extension would adjoin onto the proposed two-storey element and would project outwards from the existing rear elevation by 3.00 metres, hosting a width of 11.50 metres. It would host a mono-pitched roof design which would measure 3.45 metres to the ridge and 2.30 metres to the eaves.
- 2.5. Additional alterations to the front elevation include the addition of a non-obscure glazed window to the existing ground floor elevation and the addition of two obscure glazed windows to the ground and first floor elevations of the proposed extension.
- 2.6. Two obscure glazed windows are proposed to the first floor side elevation along with a non-obscure glazed window, full length window, set of bi-fold doors and a singular door to the ground floor.
- 2.7. Two windows are proposed to the first floor rear elevation along with a set of two bi-fold doors and five Velux roof lights (two to the two-storey element and three to the single storey element).
- 2.8. The proposed external materials would include the use of red facing brick and white/cream painted render to the walls, brown interlocking tiles to the roof and white uPVC to the windows.
- 2.9. Amendments have been sought during the application process to seek to address issues raised during the course of the application in respect of loss of privacy from overlooking to neighbouring gardens and windows 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 relates to a two-storey 1970's detached residential dwelling situated within the settlement boundary of Desford. The dwelling itself comprises red facing brick and green timber cladding to the walls, brown interlocking tiles and GPR/felt to the roof and white uPVC to the windows. The dwelling occupies an end plot in a secluded position within the cul-de-sac. It can be accessed via a long tarmacadam curved hardstanding which leads to a flat roof detached double garage and flat roofed porch entrance way.
- 3.2. The immediate street scene is relatively uniform in nature with a strong two-storey pitched roof form. To the north, north-east and north-west of the site, however, sits a residential development which was constructed in the late 1990's which has a more contemporary nature in comparison to the application dwelling.

4. Relevant planning history

97/00184/FUL

- Erection of replacement conservatory
- Planning Permission
- 02.04.1997

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents on three occasions. The original consultation was sent out on the 5th November 2024, and two additional re-consultations were sent out on the 16th January 2025 and the 20th January 2025 following the submission of amended plans.
- 5.2. Three objections were received following the original consultation which have been summarised below;
- 1.) Loss of privacy
 - 2.) Loss of light
 - 3.) Feeling of enclosure
 - 4.) Reduction in property value
 - 5.) Build duration and disturbance
 - 6.) Loss of existing vegetation
 - 7.) Concern over new vegetation to the shared boundary lines
- 5.3. No further comments have been received following re-consultation on the amended plans.

6. Consultation

Desford Parish Council:

- No comments have been received.

7. Policy

- 7.1. Desford Neighbourhood Plan 2018-2036
- Policy H1: Settlement Boundary

- Policy H7: Housing Design
- 7.2. Core Strategy (2009)
- Policy 13: Rural Hamlets
- 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) (2024)
 - 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
 - Other matters

Design and impact upon the character of the area

- 8.2 Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3 Policy H1 of the Desford Neighbourhood Plan seeks to ensure that proposals within the settlement boundary of Desford are supported where they respect the character of the area.
- 8.4 Policy H7 of the Desford Neighbourhood Plan seeks to ensure that extensions enhance and reinforce the local distinctiveness and character of the area, particularly when situated within a Conservation Area. It also seeks to ensure that care is taken to ensure that extensions do not disrupt the visual amenities of the street scene.
- 8.5 The application seeks full planning consent for a single/two-storey side and single storey rear extension at 15 Grace Road, Desford.
- 8.6 The applicant proposes to construct a single storey extension to the north-east (side) elevation. This aspect of the development is, however, considered to be minor, bearing no significant impact upon the existing character of the dwelling or surrounding area.
- 8.7 The Councils Good Design Guide states that *“Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).”*

- 8.8 The proposed two storey side extension would host a depth of 3.69 metres, less than half of the width of the existing dwelling and would be set back from the principle elevation by 0.50 metres by way of the proposed single storey addition sitting to its frontage. It would host a similar pitched roof form which would host replicating eaves and a ridge height that would be set down from the existing dwelling appearing subordinate to the existing dwelling with respect to scale and mass complying with the Councils Good Design Guide.
- 8.9 The Councils Good Design Guide states that *“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.”*
- 8.10 The proposed single storey rear extension would project 3.00 metres from the existing rear elevation and would extend across the full width of the rear elevation, including being adjoined to the proposed two storey element creating an “L” shaped form. It would host a mono-pitched roof design to match the roof form of the existing dwelling and would host a ridge height of 3.45 metres and eaves height of 2.30 metres appearing to be a unified addition, by way of its siting entirely to the rear, subordinate single storey scale and modest depth complying with the Councils Good Design Guide.
- 8.11 The proposed external materials would match those of the existing dwelling with the exception of the introduction of a half-render finish to the principle elevation to replace the existing cladding and a full render finish to the remainder of the elevations. This addition is not, however, considered to bear an adverse impact upon the character of the area as similar finishes can be observed to 36, 37 and 39 Grace Road and the full render elements will be limitedly viewable.
- 8.12 Additional alterations to the front elevation include the addition of a non-obscure glazed window to the existing ground floor elevation and the addition of two obscure glazed windows to the ground and first floor elevations of the proposed extension. The addition of two obscure glazed windows are proposed to the first floor side elevation along with a non-obscure glazed window, full length window, set of bi-fold doors, singular door to the ground floor and two Velux windows to the north-west (rear) roof line. The majority of the proposed openings would replicate the design and scale of the existing openings and would appear to be subordinate additions, with the exception of the addition of Velux windows. Velux windows are not currently a prevalent feature within the area, however, as they would be situated to the rear and not viewable the addition is not considered to bear any significant impacts upon the character of the area.
- 8.13 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy H1 and H7 of the Desford Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.15 Objections to the proposals has been received on the grounds of loss of light, loss of privacy, the feeling of enclosure and the disruption of construction works.
- 8.16 The Councils Good Design Guide states that *“Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart.”*

- 8.17 Two openings are proposed to the first floor side elevation of the proposal which would be situated less than 21.00 metres from the neighbouring dwellings. The openings are, however, proposed to be obscure glazed to mitigate any privacy concerns. All other additional openings are proposed at ground floor level and due to their position and the existing fully glazed conservatory (to be demolished) at the site at present it is not considered that the openings would not cause any further harm.
- 8.18 The Councils Good Design Guide states that *“A habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property.”*
- 8.19 The proposed side element of the proposal would be situated approximately 14.60 metres from the nearest neighbouring dwelling to the north-east of the site, complying with the requirements of Councils Good Design Guide. By virtue of this, the proposal would not be overly dominant and would not result in the loss of light to the residential dwellings to the north-east.
- 8.20 To the south-east (side) of the application site sits 16 Grace Road, a two-storey detached residential dwelling. The proposal would not extend further than the neighbouring dwellings building line, however, would include the addition of three additional openings to the direct facing principle elevation, one non-obscure glazed window to the living room and two obscure glazed windows to the ground and first floor elevations hosting the new W.C.'s. The openings would, however, face onto a blank elevation along with being largely obscure glazed, by virtue of this, the proposal would not have any adverse impacts upon the residential amenity of 16 Grace Road.
- 8.21 To the south-west (side) of the application site sits 14 Grace Road, a two-storey detached residential dwelling. The proposal would extend only a modest 2.25 metres further than the existing rear elevation of 14 Grace Road whilst also retaining the separation distance between the shared residential boundaries. No openings are proposed. By virtue of the above, the proposal would not have any adverse impacts upon the residential amenity of 14 Grace Road.
- 8.22 Due to the application being a minor householder application it is not considered to be necessary to implement a condition in regards to construction times. It is, however a matter that the Local Planning Authority advise the applicant and neighbours mediate between each other.
- 8.23 Notwithstanding the objections received, by virtue of their siting, scale, design and separation distances it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide.

Other matters

- 8.24 Further objections to the proposals have also been received on the grounds of loss of existing vegetation, concern over new vegetation to the shared boundary lines and reduction in property value.
- 8.25 The submitted scheme does not propose the removal of any trees or hedgerows in order to accommodate for the development but it is acknowledged that this has occurred prior to submission of the application. Further to the above, it should be noted that the applicant could remove any vegetation at the site without formal

planning consent as the site is not situated within a Conservation Area nor covered by a TPO.

- 8.26 The applicant is also permitted to plant new vegetation on land under their ownership and this planning application cannot control planting of vegetation.
- 8.27 Please note that the reduction in property value is not classed as material planning consideration. The further relevant points raised by the three objections have been summarised above.

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 proposed development is for a property located within the settlement boundary of Desford. 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. 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, Policy H1 and H7 of the Desford Neighbourhood Plan 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 1st 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:

- Proposed Floor Plans and Elevations, Drg No. 2024/9499/02 Rev D as received by the Local Planning Authority on the 17th 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).

4. The windows to the ground and first floor of the front elevation and the windows to the first floor of the side elevation of the enlargement shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking 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.