

Delegated Report

Planning Ref: 24/01028/HOU
Applicant: Mr And Mrs Weston
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 4 Lindridge Court Leicester Leicestershire

Proposal: First floor front 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 first floor front extension at 4 Lindridge Court, Desford.
- 2.2. The proposed first floor front extension would project outwards from the existing first floor front elevation (hosting the balcony) by 3.30 metres and would host a width of 3.35 metres. It would feature a flat roof design which would measure 6.10 metre to the eaves and 6.60 metres to the ridge (including the proposed roof lantern).
- 2.3. The proposed external materials would consist of white render, red facing bricks to the walls, and uPVC to the windows to match those of the existing dwelling. GPR/felt is also proposed to be used to the flat roof, which is not currently a material that the application dwelling accommodates.
- 2.4. Additional works include the re-location of the existing French doors and the installation of a roof lantern.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within a cul-de sac, within the settlement boundary and Conservation Area of Desford.
- 3.2. The application dwelling was originally constructed c.1911 as the Red Lion public house, but subsequently closed in the 2010s and was converted to a single dwelling under application 11/00027/FUL. Further to the conversion of the application dwelling the 2011 permission also granted consent for the erection of three residential dwellings, creating a small residential development, now known as Lindridge Court.
- 3.3. The original public house building is identified as a build of local importance within the Desford Conservation Area Appraisal (2009). The original building may retain some minor level of historic interest associated with its former use as a public house, but any architectural interest it may have possessed has largely been lost through considerable alterations to its external appearance, which include re-rendering, replacement windows, and the presence of two large gable fronted extensions to the rear of the property which face westward into Lindridge Court, this being a wider residential development located on the former public house car park. As result, the application property is a neutral presence within the conservation area.

4. Relevant planning history

06/01251/FUL

- EXTENSIONS AND ALTERATIONS TO PUBLIC HOUSE
- PER
- 05.01.2007

10/00620/FUL

- CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING INCLUDING EXTENSIONS AND ALTERATIONS, THE ERECTION OF 4 NEW DWELLINGS WITH ASSOCIATED PARKING.
- WDN
- 13.10.2010

10/00966/FUL

- CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING INCLUDING EXTENSIONS AND ALTERATIONS, THE ERECTION OF 3 NEW DWELLINGS WITH ASSOCIATED PARKING
- APPRET
- 19.01.2011

11/00027/FUL

- CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING INCLUDING EXTENSIONS AND ALTERATIONS, THE ERECTION OF 3 NEW DWELLINGS WITH ASSOCIATED PARKING
- PER
- 15.03.2011

12/00195/CONDIT

- VARIATION OF CONDITION 2 (PLANS) OF PLANNING PERMISSION 11/00027/FUL FOR CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING INCLUDING EXTENSIONS AND ALTERATIONS, THE ERECTION OF 3 NEW DWELLINGS WITH ASSOCIATED PARKING.
- PER
- 24.04.2012

14/01062/CONDIT

- Variation of condition 2 of 11/00027/FUL to vary the approved plans
- PER
- 14.01.2015

16/00128/NOMAT

- Non material amendment to planning permission 11/00027/FUL to alter positioning of doors
- PERNMA
- 15.03.2016

76/01083/4M

- PORCH EXTENSION AND INTERNAL ALTERATIONS
- PER
- 24.08.1976

75/01391/4

- RETENTION OF CARAVAN
- PER
- 03.10.1975

74/00478/4

- STANDING OF A RESIDENTIAL CARAVAN FOR STAFF ACCOMMODATION
- PER
- 23.07.1974

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No comments have, however been received as a result of the above publications.

6. Consultation

6.1. HBBC Conservation Officer:

“The application is for a rear extension at first floor level, consisting of extend out over an existing balcony set between the two projecting gables. The extension would have a flat roofed form with lantern roof light and double doors facing out onto a small balcony. The facing walls would be finished in render to match the finish of the walls on the existing property and the extension would remain well set in from the rear building line set by the two flanking gables. In my opinion the proposed extension would be of an appropriate scale and siting as to ensure there would be no adverse visual impacts upon the character of the wider area and due to its form, appearance and detailing, including construction materials, the extension would adequately sit upon the rear elevation of the application property. The proposal would have no adverse impact upon any key characteristics of the conservation area.

For the above reasons the proposals would have a neutral impact upon the character and appearance of the Desford Conservation Area and would preserve its significance. Consequently, the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.”

6.2. 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
- Policy ENV 5: Local Heritage Assets

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
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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 and Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area and Conservation Area

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Section 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.4 Policy 1 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.

8.5 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.

- 8.6 Policy ENV 5 of the Desford Neighbourhood Plan seeks to ensure that proposals that compromise a build of local importance or its setting preserve and enhance the significance and setting of that heritage asset.
- 8.7 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.
- 8.8 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.9 The proposed first floor extension would extend out over the existing balcony set between two projecting gables by 3.30 metres, and would remain well set back from the existing principle elevation by 2.28 metres, retaining 3.72 square metres of usable balcony space. It would have a flat roofed form with a lantern roof light which would sit 0.42 metres above the existing eaves height and 1.86 metres below the existing ridge height.
- 8.10 A set of double doors (which are to be re-purposed from the existing design) would be installed to the front elevation which would face out onto the existing section of balcony. The facing walls would be finished in render to match the finish of the walls on the existing property.
- 8.11 Generally flat roofs on first floor extensions should be avoided as they do not represent a traditional roof form prevalent in the Borough, this is also the case in the immediate area of this site. However, the flat roof is set between the two projecting, pitched roof gables, meaning that it whilst glimpsed views would be possible from Newbold Court and Lindridge Court, the flat roof would not be a dominant feature.
- 8.12 The proposed extension would therefore be of an appropriate scale and siting as to ensure there would be no adverse visual impacts upon the character of the wider area and due to its form, appearance and detailing, including construction materials, the extension would adequately sit upon the front elevation of the application property being a minor addition due to the retention of the existing features. Neither would the proposal would neither have any adverse impact upon any key characteristics of the conservation area.
- 8.13 In making this assessment it is also the case that the present front elevation is not the original front and principle elevation of the building, which instead faces Lindridge Lane. No alterations are proposed to this historic front elevation as part of this application.
- 8.14 For the above reasons the proposals would have a neutral impact upon the character and appearance of the Desford Conservation Area and would preserve its significance. Consequently, the proposal complies with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Policy 1, H7 and ENV5 of the Desford Neighbourhood Plan and section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.15 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.16 The proposed extension would not extend past the existing projecting gables sited to the principle elevation and would neither exceed their overall ridge height. Therefore, the proposal would not have any impacts upon 3 Lindridge Court, Desford or 29 Newbold Road, Desford.
- 8.17 The proposed re-positioning of the balcony double doors would not cause any further adverse impacts upon the neighbouring dwellings to the west, by way of their adequate set back distance and its present and proposed unchanged use.
- 8.18 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

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, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Policy 1, H7 and ENV5 of the Desford Neighbourhood Plan and Section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990. The proposal and is 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 8th November 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

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

- Site Location, Existing Plans & Elevations, Drg No. 4LC/2024 1/2
- Proposed Plans, Elevations, Sections & Roof Plan, Drg No. 4LC/2024 2/2 as received by the Local Planning Authority on the 8th November 2024.

Reason: To ensure a satisfactory form of development in accordance with DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

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.