

Delegated Report

Planning Ref: 24/00399/HOU

Applicant: Mrs Maria Armstrong

Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Site: 7 Whittington Drive Ratby 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. This householder application seeks planning permission for a single storey side extension to a dwelling, 7 Whittington Drive, Ratby. The proposed extension would measure 3.64 metres in width from the main side elevation and for a depth of 5.7 metres. It would have a bay window to the front elevation. It would have a hipped roof design with an eaves height of 2.34 metres and a maximum height of 4 metres. Matching corresponding external materials are proposed in its construction.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Ratby on a residential estate. It is a two storey semi-detached house with a hipped main roof form and ground floor front bay window with hipped roof over. It is constructed with off-white painted render to the external walls, grey plain slate effect roof tiles and dark grey uPVC windows and doors. It has a flat roof extension attached to the rear elevation. The site frontage measures approximately 8 metres in depth by 10 metres in width and is entirely block paved providing off-street parking for up to four cars. The large rear garden is enclosed by 2 metres high solid close boarded timber panel fencing.

4. Relevant planning history

22/00457/HOU

- Single storey rear extension (following demolition of single storey rear extension)
- Permitted
- 10.08.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Ratby Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies (SADMP) 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) (2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- 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 requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.

8.3 The proposed extension would measure 3.64 metres in width from the main side elevation and extend for an appropriate depth of 5.7 metres part way along the main side elevation. Notwithstanding that the width would be over half that of the existing 6 metres wide dwelling, by virtue of its single storey scale the proposal would nevertheless appear as a clearly subordinate addition to the existing dwelling. The proposed hipped roof design would respect that of the main roof and the proposed hipped roof bay window to the front elevation would match the existing ground floor bay. Matching corresponding external materials are proposed in its construction which would ensure a unified appearance. By virtue of its siting, scale, design and appearance the proposal would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. The proposal is therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.4 Policy DM10 of the adopted SADMP and the adopted 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.

8.5 15 South Walk Ratby is a two storey semi-detached house which lies to the southeast of the application dwelling and whose rear elevation faces the side

boundary of the application dwelling which is defined by a 2 metres high solid close boarded timber panel fence. It has a large, pitched roof glazed conservatory attached to its rear elevation and a detached garage with low profiled roof between the rear conservatory and the side boundary with No. 15.

- 8.6 The proposal would extend 3.64 metres closer to the side boundary (rear boundary of No. 15) but would be set within the boundary by 1 metre. The proposal would extend to approximately 7 metres from the rear elevation of the neighbouring conservatory. However, by virtue of its single storey scale, 2.3 metres high eaves height, hipped roof design to a maximum height of 4 metres with the roof pitching away from the boundary together with the intervening neighbouring garage, the proposal would be effectively screened from the rear conservatory of No. 15 and its garden. As a result, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the rear windows or garden of No. 15. There are no windows proposed that would result in any significant loss of privacy from overlooking to the occupiers of No. 15 or any other neighbouring dwelling.
- 8.7 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

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal does not increase the number of bedrooms in the dwelling and does not affect the existing provision of up to four off-street parking spaces on the 10 metres wide and 8 metres deep open block paved site frontage. The level of provision is adequate to serve the resulting dwelling and in accordance with Policy DM18 of the adopted SADMP and adopted highway authority design guidance.

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.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal is for an extension to an existing dwelling located within the settlement boundary of Ratby where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, design and proposed appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of its siting, scale, design and separation distances the proposal would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate private rear amenity space of over 150 square metres would be retained and the existing four off-street parking spaces would be unaffected. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the adopted Good Design Guide and the local highway authority design guide 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan Drawing No. Armstrong-M-4a-08, Proposed Ground Floor Plan Drawing No. Armstrong-M-4a-02, Proposed Roof Plan Drawing No. Armstrong-M-4a-05 and Proposed Elevations Drawing No. Armstrong-M-4a-07 received by the local planning authority on 24 April 2024.

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).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling.

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).

11.3 Notes to applicant

1. 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.