

Delegated Report

Planning Ref: 24/00807/HOU
Applicant: Mr Mark Evans
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Site: 81 Woodland Road Hinckley Leicestershire

Proposal: Single storey rear extension with flat roof and roof lantern

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 the construction of a single storey rear extension with a flat roof design and roof lantern to a dwelling, 81 Woodland Road, Hinckley.

2.2. The proposed single storey rear extension would extend across the full width of the rear elevation and 1.2 metres beyond the main northwest side elevation to a total width of 8 metres. It would extend for a total depth of 10.5 metres including a boundary privacy wall and roof overhang of 1.5 metres in depth. It would have a contemporary flat roof design to a height of 3 metres and a raised glazed hipped roof lantern. It is proposed that the extension would be constructed in matching facing bricks, EDPM or GRP flat roof and with two full height double glazed sliding doors to the rear elevation. An existing flat roof rear entrance porch/kitchen extension and a detached garage set back to the side and rear would be demolished to enable the scheme.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Hinckley and in a residential area. It is a detached traditionally styled two storey house with gable sided main roof form. It has two storey front bay windows with a subordinate dual pitched gable fronted roof above supported by painted timber brackets, integrated open entrance porch with arched soldier bricks and decorative keystone above and a brick chimney stack to the roof. It is constructed of plain red facing bricks, white rough-cast rendered panel between front bays, small plain grey roof tiles and white uPVC windows. It has a small flat roof kitchen extension attached to the rear elevation and a detached flat roofed garage set back to the side and rear. The side driveway and site frontage are surfaced in loose stones and provide off-street parking spaces. There is a long well enclosed rear garden.

3.2. Woodland Road is characterised by predominantly two storey detached houses with traditional styling but with variety in terms of scale, design and appearance.

4. Relevant planning history

24/00440/HHGDO

- Proposed single storey rear extension measuring 6.7 metres in depth (total of 8m including room and privacy wall), flat roof 3 metres in height with skylight to 3.9 metres at ridge
- NRPA
- 10.07.2024

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 additional consultations necessary or undertaken.

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 urban 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 and states:

'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.' and,

'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.'

8.3 By virtue of its 8 metres width and 9 metres depth, the proposed rear extension would result in a substantial increase in the ground floor footprint of the existing dwelling. Notwithstanding this, by virtue of its single storey scale and flat roof design to a height of only 3 metres, the proposal would, nevertheless, appear as a clearly subordinate addition to the existing two storey dwelling. Notwithstanding that flat roofs do not form part of the original design of the dwelling, the proposal would have a contemporary design and appearance, be only single storey in scale, would be set well back from the front elevation, located predominantly to the rear elevation within a long and well enclosed rear garden and be located between existing neighbouring structures. As a result, it would not be overly prominent in, or have any significant adverse visual impacts on, the street scene or surrounding area. The acceptable contemporary design of the proposal includes an overhanging roof of 1.5 metres depth and 5 metres wide full height glazed sliding doors to the rear elevation and a raised hipped glazed roof lantern. The proposal would be constructed in matching facing bricks to ensure a satisfactory and unified appearance.

8.4 Notwithstanding its footprint and contrasting contemporary flat roof design, by virtue of its siting, single storey scale and appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts upon the street scene or surrounding area. It is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and acceptable in terms of the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.5 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. The adopted Good Design Guide states:

'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'

8.6 The neighbouring dwelling to the southeast (No. 79) is a detached two storey house that extends in depth at two storey and single storey height well beyond the main rear elevation of the application dwelling and with a blank near side facing elevation. As a result, notwithstanding the 9 metres depth of the proposed extension and its additional 1.5 metres deep privacy panel and overhanging roof, the proposal would not extend to any significant degree beyond a 45 degree line drawn from the centre-point of the nearest habitable room window in the rear elevation of No. 79. In addition, by virtue of its single storey scale and flat roof design to a height of only 3 metres, together with its position to the northwest of No. 79, the proposal would not result in any significant overbearing or overshadowing impacts on the neighbouring dwelling or result in any loss of privacy to the occupiers from any direct overlooking.

8.7 The neighbouring dwelling to the northwest (No. 85) is a detached two storey house. It is set within the side boundary of its plot by approximately 9 metres with a double width driveway and both a double garage that is set back to the side and rear and also a single garage attached to its near side elevation occupying the

space between it and the application dwelling. As a result of the single storey scale and flat roof design of the proposal together with the separation distance and intervening structures that would screen the proposal from the rear garden of No. 85, it is considered that it would not result in any significant adverse overbearing or overshadowing impacts on this neighbouring dwelling or result in any loss of privacy to the neighbouring occupiers.

- 8.8 By virtue of the siting, scale, design, separation distances and existing screening by neighbouring structures, it is considered that the proposed extension would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The proposals do not create any additional bedroom space but would result in the loss of the garage and part of the side driveway. However, two off-street parking spaces would be retained within the site on the remaining loose stone surfaced side drive and site frontage to serve the existing/resulting three bedroomed dwelling. This level of provision would remain in accordance with current highway authority design guide standards for a dwelling of this size, particularly in this highly sustainable urban location close to the town centre and with easy access to a full range of services and facilities by alternative more sustainable transport means. Therefore, the proposals would be in accordance with Policy DM18 of the adopted SADMP.

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 within the urban settlement boundary of Hinckley 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. Notwithstanding its footprint and contrasting contemporary flat roof design, by virtue of its siting, single storey scale and appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts upon the surrounding area. By virtue of the siting, scale, design, separation distances and existing screening by neighbouring structures, it is considered that the proposed extension would not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off-street parking and substantial private amenity space would be retained within the site to serve the existing/resulting three bedroomed dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and acceptable in terms of the general principles of the adopted Good 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: Site Location Plan at scale 1:2500, Proposed Site Plan at scale 1:200, Proposed Ground Floor Plan and Roof Plan Drawing No. M411:02:02 Rev b, Proposed Elevations Drawing No. M411:02:03 Rev b and Proposed Elevation and Section Drawing No. M411:02:04 Rev b received by the local planning authority on 23 August 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 alteration 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.