

Delegated Report

Planning Ref: 23/00931/HOU

Applicant: Daly

Ward: Barlestone Nailstone And Osbaston

Site: 89 Main Street Nailstone Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension (following demolition of existing conservatory)

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 storey rear extension at 89 Main Street, Nailstone.
- 2.2. The proposed rear extension would project outwards from the existing (eastern) rear elevation by approximately 1.70 metres and would have a width of approximately 4.20 metres.
- 2.3. The proposed rear extension would project outwards from the existing (southern) rear elevation by approximately 5.50 metres and would have a width of approximately 2.60 metres.
- 2.4. The proposed rear extension would feature a mono pitched to hipped roof measuring approximately 2.32 metres to the eaves and approximately 4.82 metres to the ridge.
- 2.5. Additional works include the demolition of the exiting conservatory.
- 2.6. The proposed external materials consist of red brick to the walls, brown tiles to the roof and white uPVC to the windows and doors to match the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Nailstone. The dwelling comprises the use of red brick to the walls, brown tiles to the roof and white uPVC to the windows and doors. To the front of the dwelling sits an area of hardstanding measuring approximately 172 square metres in total.
- 3.2. The site sits to the land rear of 85 Main Street, Nailstone; planning permission for the construction of the dwelling was granted in October 1997.
- 3.3. The area is not uniform.

4. Relevant planning history

74/00602/4

- The erection of a dwelling at the rear of 89 Main Street, Nailstone.
- Corresponding Planning Appeal dismissed (reference number T/APP/5301/A/75/1590/G6).

- REF
- 23.12.1974

5. Publicity

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

6. Consultation

- 6.1. No objections have been received from Nailstone Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 12: Rural Villages
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - 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

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The proposed rear extension would measure 21.44 square metres in total; 11.64 square metres larger than the existing conservatory. It would project approximately 1.80 metres further than the existing conservatory and would have a maximum width of approximately 6.80 metres. The proposed extension is to be of a slightly larger footprint than the existing conservatory, however is of a much improved design. It would see a new kitchen space. By virtue of the scale and single storey nature of the development it is not considered to have a detrimental effect upon the street scene as the rear extension would not be viewable from a public vantage point.
- 8.4. The proposed rear extension would feature a mono pitched to hipped roof measuring approximately 2.32 metres to the eaves and approximately 4.82 metres

to the ridge. This roof style forms part of the original dwelling, by virtue the extension would appear subordinate to the existing dwelling.

- 8.5 An additional window is proposed to the northern elevation of the existing dwelling to replace an existing door. The window will, however be subordinate to the existing windows in terms of scale, design and finish.
- 8.6 The proposed materials will be consistent with the original dwelling.
- 8.7 In consideration of the above, the proposal would have a complementary but minimal visual impact on the character and appearance of the existing house and the wider street scene in compliance with policy DM10 of the SADMP and the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.9 The neighbouring dwelling to the north would be situated approximately 7.68 metres away from the proposed rear extension. An additional window is proposed to the northern elevation of the existing dwelling to replace an existing door. Due to the position of the dwelling at 87 Main Street, the rear elevation of the dwelling would project further than the proposed extension. A strong line of vegetation also sits to the northern boundary of the property screening the dwelling. By virtue, there is not considered to be any adverse impact upon 87 Main Street.
- 8.10 The separation distance between the residential curtilage of the neighbouring property to the south would remain as existing; approximately 14.20 metres away from the proposed rear extension. At current there is a set of 6 windows to the conservatory measuring approximately 1.60 metres in height and approximately 3.76 metres in width. A replacement set of 8 windows are proposed to the southern elevation of the extension measuring approximately 1.60 metres in height and approximately 4.73 metres in width. A strong line of vegetation also sits to the southern boundary of the property screening the dwelling. Taking the distance from the development, the minimum enlargement in the size of the windows and the fact that it will be screened there will not be any adverse impact upon the adjacent neighbouring dwellings.
- 8.11 By the nature of the other aspects of the development, the proposed rear extension would not have any adverse impacts upon neighbouring residential amenity, in accordance with Policy DM10 of the 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.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Nailstone and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposed rear extension would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore the proposal complies with Policy DM10 of the SADMP and is recommended for approval subject to the conditions below.

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 22nd September 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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, Proposed Site Plan, Drg No. WA 638 (04) 01, Proposed Plans, Drg No. WA 638 (04) 02, Proposed Elevations, Drg No. WA 638 (04) 03, Proposed Parking Provisions Plan, Drg No. WA 638 (04) 04 as received by the Local Planning Authority on the 2nd September 2023.

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).

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.