

Delegated Report

Planning Ref: 24/00736/HOU
Applicant: Mr C Beveridge
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 7 Fern Crescent Groby Leicestershire

Proposal: Two storey rear/side extension and alterations to dwelling

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 full planning permission for a two storey rear/side extension and other alterations to a dwelling, 7 Fern Crescent, Groby.

2.2. There is an extant planning permission (24/00330/HOU) for a very similar proposal of the same overall size/footprint. This resubmitted scheme includes the following amendments to the approved scheme:

- Replacement of the approved front elevation dormer window with a roof light
- Internal alterations to the first floor layout to provide two bedrooms to replace the approved one bedroom and walk in wardrobe
- The existing flat roof dormer to the northeast side elevation would be extended further to the rear to create additional headroom within proposed bedroom 2 but with no additional windows to those already approved
- Alterations to the windows/doors configuration on the rear elevation to suit amendments to internal layout.

2.3. The proposed rear extension would extend for 4.5 metres from the rear elevation of the dwelling flush with its northeast side elevation and extend 8.54 metres in total width across the rear and 1.6 metres beyond the south side elevation. The proposal would have the same 2.5 metres high eaves height and the same 7 metres ridge height as the existing dwelling. The design extends the depth of the existing rear gable but includes an asymmetric gable to the southwest side elevation of the extension. The existing flat roof dormer to the northeast roof elevation would be extended further to the rear and include an additional en-suite window. A total of four rooflights are also proposed to the front, rear and existing southwest side roof elevations. The proposed construction materials include off white render to all existing and proposed external walls, matching concrete interlocking roof tiles and matching white uPVC windows and white aluminium doors. The previously existing conservatory and garage have already been demolished to enable the proposed development. A tall brick chimney would also be removed as part of the scheme.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Groby on a residential estate. It is a detached dormer bungalow with gable fronted roof design and a tall chimney to the south side elevation and a dormer window with a flat roof form to the northeast side elevation. It is constructed of plain red facing bricks, interlocking concrete roof tiles and white uPVC windows. Off-street parking is available on the long concrete surfaced driveway to the south side of the dwelling

and the 5.5 metres deep loose stone surfaced site frontage. There is an extensive rear garden enclosed by 2 metres high solid close boarded timber fencing.

- 3.2. There is a similarly scaled and designed gable fronted detached dormer bungalow to the southwest of the site that has been rendered and extended in a similar manner to that being proposed. There is a hipped roof bungalow to the northeast of the site that also extends further in depth to the rear. The wider surrounding area comprises predominantly of detached dormer bungalows with gable fronted design and bungalows with either hipped or gable sided roof form, many of which have been extended and altered in various forms since construction. External materials are varied with both facing bricks and render being common materials.

4. Relevant planning history

24/00330/HOU

- Two storey rear extension
- Permitted
- 02.05.2024

24/00010/HOU

- Two storey rear extension to existing dwelling (following demolition of existing conservatory and detached garage)
- Permitted
- 27.02.2024

88/00300/4

- Re roofing pitched of existing flat roofed extension to form additional bedroom
- Permitted
- 22.04.1988

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 objection has been confirmed from Groby 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 dwellings 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 and the use of appropriate external materials.

8.3 The Council's adopted Good Design Guide 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. Where there are no public views into a site, a fully integrated two storey extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.' and,

'Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building.'

8.4 This amended proposal would have the same appropriate 4.5 metres depth and 8.54 metres width as the extant approved rear extension. The proposal would have the same 2.5 metres high eaves height and the same 7 metres ridge height as the existing dwelling and be fully integrated with the existing roof and therefore would not be subordinate in height. However, notwithstanding this, its depth would not extend beyond the rear elevations of the dwellings either side or result in any detrimental impacts as assessed by the 45 degree rule in this case and the proposal would not be visually prominent from public areas. Therefore, it is considered that the height of the amended proposal would still be acceptable in terms of the adopted Good Design Guide in this case. The amended design still extends the depth of the existing rear gable but includes the formation of an asymmetric gable to the south side elevation of the extension. This would however be set back 7 metres from the front elevation and would therefore appear as a clearly subordinate addition to the existing dwelling and would not be visually prominent within the street scene, with the front gable remaining the dominant feature of the dwelling. The amended design is therefore considered to respect and complement the scale and character of the existing dwelling and surrounding area.

8.5 The proposal includes an extension to the rear and additional second en suite window to the existing dormer window within the northeast side elevation. The scale

and height of the dormer would remain clearly subordinate within the side roof elevation and these are a common feature within the wider street scene and surrounding area including that on the northeast side elevation of the neighbouring dwelling to the south (No. 5). This design feature is characteristic of the street scene and therefore considered to be acceptable. A number of rooflights are also proposed to the front, rear and existing south side roof elevations, these are also a characteristic of the wider street scene and considered to be acceptable with all but one being approved as part of the previous extent planning permission. The proposed amendments to the fenestration on the rear elevation to suit amendments to the internal layout are also acceptable in terms of their proportions and design.

- 8.6 The proposed construction materials include off-white render to all existing and proposed external walls, matching concrete interlocking roof tiles, grey uPVC cladding to the dormer cheeks and matching white uPVC windows and white aluminium doors which would ensure a satisfactory and uniform overall appearance that would complement the variety of external materials within the wider street scene.
- 8.7 By virtue of the siting, scale, design and proposed use of appropriate sympathetic and matching external materials, it is considered that the proposals would respect and complement the scale and character of the existing dwelling and would result in a unified external appearance that would complement the varied character and appearance of the wider street scene and surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 The adjacent dwelling to the south (No. 5) is a similarly scaled and designed detached dormer bungalow with gable fronted roof design and is set inside the side boundary by approximately 1 metre. It has already been extended to a similar scale and depth as the proposed rear extension and therefore the proposal would not result in any significant adverse overbearing or overshadowing impacts on its principal rear elevation habitable room windows or garden space. The proposed extension would extend to within 0.83 of the side boundary and would be constructed across an existing clear glazed high level window in the north facing rear side elevation of No. 5 and at a separation distance of only approximately 2 metres. However, this is a secondary window and therefore the amended proposal with side gabled roof design is not considered to result in a significant or unacceptable impact on the amenity provided by this window. The two proposed rooflights in the south side elevation face towards the blank side roof elevation of No. 5 and therefore would not result in any significant loss of privacy to the neighbouring occupiers. These were also included in the previous extent planning permission.
- 8.10 The adjacent dwelling to the north (No. 9) is a detached bungalow with hipped main roof form that is set off the boundary by 1 metre and currently extends further in depth than the application dwelling. It has also been further extended to the rear with the addition of a large, glazed conservatory. The blank northeast side elevation of the proposed rear extension would be constructed adjacent to the southwest facing side elevation windows of the neighbouring conservatory at a separation distance of only approximately 2 metres and therefore would result in a degree of overshadowing to these secondary windows. However, notwithstanding this, the proposal would not extend beyond the rear elevation windows of the conservatory

and therefore would not have any significant adverse overbearing or overshadowing impacts on its principal rear elevation windows or garden space. The existing/proposed dormer windows in the northeast roof elevation would face over the hipped roof of No. 9 rather than any sensitive private amenity areas and would serve a bathroom and en-suite and therefore would not result in any significant loss of privacy to the neighbouring occupiers.

- 8.11 By virtue of their siting, scale and design together with separation distances, it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the occupiers 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 any neighbouring properties.

Impact upon parking provision

- 8.12 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.13 The site currently provides off-street parking on the long concrete surfaced driveway to the southwest side of the dwelling and on the 5.5 metres deep loose stone surfaced site frontage. The proposals would not increase the number of bedrooms which would remain at three albeit larger rooms but do result in a reduction of the length of the side driveway. However, at 12.5 metres long, the retained side driveway together with the 5.5 metres deep site frontage would provide at least three off-street parking spaces. This level of existing/retained provision would be adequate to serve the existing/resulting three bedroomed dwelling and be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide.

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 relates to extension and alterations to an existing dwelling located within the settlement boundary of Groby 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 the siting, scale, design and proposed use of appropriate sympathetic and matching external materials, it is considered that the proposals would respect and complement the scale and character of the existing dwelling and would result in a unified external appearance that would complement the varied character and appearance of the wider street scene and surrounding area. By virtue of their siting, scale, design and separation distances the proposals would not result in any significant adverse impacts on the privacy or residential amenity of any neighbouring properties. The proposals would retain adequate private rear amenity space of 220 square metres and adequate off-street parking space provision for a minimum of three vehicles to serve the existing/resulting three bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are 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 on Drawing No. SC/OB/28/12/23/01 and Proposed Site Block Plan and Proposed Floor Plans and Proposed Elevations Drawing No. SC/OB/28/12/23/02 REVC/30/07/24 received by the local planning authority on 30 July 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 extensions and alterations hereby permitted shall be in accordance with the external materials details provided within the email from the applicant dated 27 August 2024 and on the approved Proposed Elevations Drawing No. SC/OB/28/12/23/02 REVC/30/07/24 received by the local planning authority on 30 July 2024 comprising off-white render to all external walls, matching roof tiles, grey uPVC cladding to dormer cheeks, white uPVC framed windows and white aluminium framed doors.

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.