

Delegated Report

Planning Ref: 24/00059/HOU

Applicant: Mr and Mrs Messenger

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 1A Moorland Close Market Bosworth Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: 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. This householder application seeks planning permission for a front extension to a dormer bungalow with dual pitched gable fronted roof form known as 1A Moorland Close, Market Bosworth. The extension would extend 2.3 metres from the front elevation and for the full 6.5 metres width of the bungalow and have a matching dual pitched gable fronted roof form with matching eaves height of 2.6 metres and matching roof ridge height of 6 metres. It is proposed to be constructed in matching corresponding external materials. The proposal also includes alterations to an existing dormer window and roof lights on the west elevation and the internal layout. Two parking spaces are indicated to be retained on the concrete paved site frontage.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Market Bosworth on a no-through road and on a corner plot at the entrance to a residential cul-de-sac. It is a detached dormer bungalow with dual pitched gable fronted roof form. It is constructed of predominantly of red multi facing bricks but with a dark brown stained timber clad panel to part of the front elevation and to the side dormer window, plain grey concrete roof tiles and white UPVC windows. There are two off-street parking spaces on the approximately 8.9 metres deep and up to 7.5 metres wide site frontage which is surfaced in grey concrete paving slabs. There is a private rear garden enclosed by a mix of 1.8 metres high red brick wall, 1.8 metres high close boarded timber fencing and taller hedgerow providing approximately 150 square metres of amenity space.

4. Relevant planning history

None.

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.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objection has been received from Market Bosworth Parish Council.

7. Policy

- 7.1. Market Bosworth Neighbourhood Plan (MBNP) 2014-2026 (2015)
- Policy CE1: Character and Environment

- 7.2. Core Strategy (2009)
 - No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. 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 CE1 of the 'made' MBNP requires that all new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. The application dwelling is identified as lying within Character Area D: Suburban Residential in the MBNP.
- 8.3. 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:

'Two-storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. The proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'
- 8.4. In this case, the proposed extension would extend 2.3 metres from the front elevation and for the full 6.5 metres width of the bungalow and have a matching dual pitched gable fronted roof form with matching eaves height of 2.6 metres and matching roof ridge height of 6 metres. As a result, the proposal would not be in

accordance with the adopted design guidance. However, notwithstanding this, in this particular case it is considered that the proposal would nevertheless be acceptable in design terms by virtue of the existing gable fronted design of the application dwelling and the individual context of this corner plot site and its wider setting. Notwithstanding its matching width and height, the proposal would be a modest addition to the overall footprint of the existing bungalow and therefore still result in a subordinate addition, even if not in terms of its height. Appropriately proportioned and styled windows and roof lights are proposed along with the use of matching corresponding external materials in its construction which would ensure a satisfactory and uniform appearance.

- 8.5 Notwithstanding the adopted design guidance, in this case, by virtue of its scale, design and appearance it is considered that the proposal would respect and complement the scale, character and appearance of the application dwelling and would not result in any adverse impacts on the character or appearance of the surrounding area. The proposal is therefore considered to be in accordance with Policies CE1 of the 'made' MBNP and Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The application dwelling occupies a corner plot adjacent to a telephone exchange building which lies to the west. It is over 20 metres from any neighbouring residential buildings and has no direct relationship to them that could result in any significant adverse impacts on the residential amenity or privacy of any neighbouring occupiers. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP. No objections have been received from any neighbouring properties as a result of public consultations.

Impact upon parking provision

- 8.8 Policy DM17 of the adopted SADMP supports development where there would be no significant adverse impact on highway safety. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision and of appropriate design. The Council's adopted Good Design Guide states that front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision.
- 8.9 The site currently provides two off-street parking spaces to serve the existing two bedroomed bungalow on the 8.9 metres deep (measured) and up to 7.5 metres wide site frontage which is surfaced in grey concrete paving slabs. The proposed extension would not increase the number of bedrooms to the bungalow and it would remain a two bedroomed dwelling. The proposed front extension would reduce the depth of the frontage by 2.3 metres but would still enable two off-street parking spaces of adequate dimensions of 5.5 metres in depth and 2.4 metres in width to be retained within the site frontage on the reduced concrete paving hard standing. Notwithstanding the site plan submitted, from the site visit it was apparent that the site frontage has been constructed wider than indicated on the plan, with slightly more depth/width space available for the second space before turning the corner.
- 8.10 This level of provision would remain adequate to serve the resulting two bedroomed bungalow in this village centre location within easy walking distance of a range of services and facilities. A condition to require the two off-street parking spaces to be retained and surfaced in permeable hard-bound materials and thereafter so maintained would be reasonable and necessary to ensure that adequate, satisfactory and useable off-street parking is available to serve the bungalow and

that no loose stones etc. would enter the highway in the interests of highway safety. This would repeat a condition on the original planning permission for the dwelling (ref: 94/00298/FUL). The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and current local highway design guide standards.

- 8.11 The front extension may result in a minor reduction of forward visibility around the corner of the entrance to the cul-de-sac. However, the plot is located on a no-through road and the cul-de-sac serves only nine other dwellings and therefore it is considered that the proposal would not result in any significant adverse impacts on highway safety in this particular case. Therefore, the proposal would also be in accordance with Policy DM17 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 and alterations to an existing dwelling within the settlement boundary of Market Bosworth 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 appearance it is considered that the proposal would respect and complement the scale, character and appearance of the application dwelling and would not result in any adverse impacts on the character or appearance of the surrounding area. 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 occupiers. Adequate off-street frontage parking and private rear amenity space would be retained within the site to serve the existing/resulting two bedroomed dwelling. The proposal is considered to be in accordance with Policy CE1 of the 'made' MBNP and Policies DM1, DM10, DM17 and DM18 of the adopted SADMP 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, Proposed Site Plan, Proposed Floor Plans and Proposed Elevations Drawing No. 1192-SM-01 received by the local planning authority on 18 January 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).

4. The two off-street parking spaces detailed on the submitted Proposed Site Plan Drawing No. 1192-SM-01 received by the local planning authority on 18 January 2024 shall be provided, hard surfaced in permeable hard-bound materials and once so provided shall be permanently retained for such use and maintained as such at all times thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM18 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.