

Delegated Report

Planning Ref: 24/00094/HOU

Applicant: Adam Rollins

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 8 The Green Dadlington Leicestershire

Proposal: Single storey rear extension (Revised scheme of 23/00428/HOU)

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 to a dwelling, 8 The Green, Dadlington. It is an amended scheme from that approved under extant planning permission reference 23/00428/HOU. The main changes from the approved scheme are an additional 1 metre depth for the extension, a hipped parapet roof design to conceal the flat roof and the addition of an enclosed covered way to link the dwelling to the existing currently detached outbuilding in the rear garden.
- 2.2. The amended proposed single storey rear extension would extend up to 5.3 metres in depth from the main rear elevation and for a maximum width of 9.7 metres, including an additional single storey enclosed covered way adjoining the existing currently detached outbuilding. It would replace an existing smaller single storey rear extension. The proposed extension would have a flat roof design with a central raised glazed roof lantern concealed behind a hipped parapet roof with an eaves height of 3 metres and maximum height of 3.7 metres. The covered way to the side would have a flat roof with a maximum height of 3.2 metres. Matching external facing bricks and windows/doors are proposed in its construction.
- 2.3. The submitted plans also include other alterations relating to a loft conversion including roof lights to the front and rear roof elevations, however, these do not form part of the application and have not been assessed as part of it. The agent considers these additional alterations to be able to be implemented under the provisions of the permitted development rights for householder development and therefore does not seek planning permission.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Dadlington. It is a two storey detached house with dual pitched gable sided main roof form. It has a single storey forward projection with dual pitched gable fronted roof form providing double garaging, a subordinate two storey dual pitched gabled projection to the rear elevation and a single storey rear extension with lean-to roof form. A lean-to roof extends across the front elevation over the open porch and ground floor square floating bay window. It is constructed with red facing bricks, red/brown plain clay roof tiles and white uPVC windows. It has a number of architectural features including a feature brick chimney stack to the south side elevation, an additional chimney, central feature staircase window to the front elevation, brick eaves detailing and two decorative brick string courses. The site frontage is surfaced in block paving and provides two further parking spaces and additional parking on the extended block paved driveway to the side/rear of the dwelling. There is a large rear garden that is enclosed to each side boundary by 1.8 metres high brick walls and

fencing, a single storey detached outbuilding with pitched roof and mature landscaping. There are open fields to the rear (west).

- 3.2. The application dwelling lies within a row of two storey dwellings of varying age, style, design and appearance. There is a village hall opposite and a church and public house to the north of the site.

4. Relevant planning history

23/00428/HOU

- Single storey rear extension
- Permitted
- 22.06.2023

01/00370/FUL

- Extension to dwelling
- Permitted
- 14.06.2001

86/00755/4

- Garage and store to private house under construction
- Permitted
- 27.08.1986

86/00301/4

- Erection of detached house and garage
- Reserved Matters
- 29.04.1986

85/01086/4

- Erection of a two storey detached house with double garage
- Outline
- 17.12.1985

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 received from Sutton Cheney 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) (2021)
- 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.

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.' 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.'

8.4 The amended proposed single storey rear extension would extend up to an appropriate depth of 5.3 metres from the main rear elevation and to an appropriate width of 7.9 metres. Notwithstanding its flat/hipped parapet roof design, by virtue of its position to the rear within a well enclosed rear garden, clearly subordinate footprint and single storey scale to a height of 3.7 metres, the proposal would not be visible from, or prominent in, any public or surrounding areas. The proposal is considered to be acceptable in design terms in this particular case and, subject to the proposed use of matching corresponding external materials in its construction to ensure a uniform appearance, it is considered to respect and complement the scale, character and appearance of the existing dwelling and surrounding area and therefore 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

8.5 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.

- 8.6 The amended proposal would incorporate the north side elevation wall of the existing single storey rear extension and extend it by only an additional 1.3 metres in depth. The amended proposal would be slightly higher (0.7 metres) than the previously approved extension by virtue of the addition of the hipped parapet roof in the amended design but this would still only be to a maximum height of 3.7 metres above the rear garden ground level. As a result of this modest additional depth and height and the existing screening provided by the 1.8 metres high solid close boarded timber boundary fencing to the northern side boundary it is considered that the proposal, including the additional enclosed covered way to link the currently detached outbuilding, would not result in any significant additional or adverse impacts on the residential amenity of the neighbouring dwelling to the north. A new north side facing window is proposed in the enclosed covered way but this would be at ground floor height and would face into the applicants own garden with screening provided by the aforementioned fencing and therefore the proposal would not result in any loss of privacy to the neighbouring occupiers to the north from potential overlooking.
- 8.7 By virtue of its single storey scale, flat/hipped parapet roof design, separation distance of 8 metres to the south side boundary and existing screening provided by the 1.8 metres high brick side boundary wall and mature landscaping, the proposal would not result in any significant adverse overshadowing or overbearing impacts on the residential amenity of the neighbouring dwelling to the south. Notwithstanding the proposed side elevation window, this would be at ground floor height, 8 metres from the side boundary and the existing screening adequately protects the respective privacy of both occupiers.
- 8.8 The proposal 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. No objections have been received from 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 proposed rear extension would not result in any addition bedroom space. There is a double garage along with a minimum of three further off-street parking spaces on the block paved site frontage and side driveway which extends into the rear garden. This existing provision would be unaffected by the proposal and would be more than adequate to serve the resulting four/five bedroomed house. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards.

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 an amended design for a previously approved and extant planning permission for an extension and alteration to an existing dwelling within the settlement boundary of Dadlington 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 to the rear, single storey scale, amended design, separation distances and screening by existing structures, and subject to the proposed use of matching corresponding external materials, the amended proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse visual impacts on the dwelling or wider street scene or the residential amenity or privacy of any neighbouring properties. Adequate private amenity space of over 800 square metres would be retained to serve the dwelling along with adequate off-street parking spaces. The proposal is 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 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. 1260-01, Proposed Floor Plans Drawing No. 1260-10 Rev A and Proposed Elevations Drawing No. 1260-11 Rev A received by the local planning authority on 26 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 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. This planning permission relates solely to the construction of the proposed single storey extension and directly associated works and not to any other alterations included on the submitted drawings.