

Delegated Report

Planning Ref: 23/01167/HOU

Applicant: Mrs Debbie Gunby

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 250 Leicester Road Field Head Markfield, Leicestershire

Proposal: Single storey rear 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 the construction of a single storey rear extension to a dwelling, 250 Leicester Road, Field Head, Markfield.

2.2. The proposed single storey rear extension would incorporate an existing single storey flat roof rear extension and have a total width of 6.13 metres flush with both side elevations of the original dwelling and extend 4.6 metres in total depth. It would have a dual pitched roof form with rear gable with an eaves height of 2.4 metres and a ridge height of 3.8 metres. Proposed external materials include off-white render to external walls, faux clay roof tiles of similar appearance to the existing main roof and white uPVC windows to match the existing windows.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Field Head, Markfield in a residential area. It is a detached two storey house with gable sided main roof form. It has a flat roof across the front elevation over a ground floor bay window, porch and garage front, a two storey side extension with a flat roof and a single storey rear extension with a flat roof. It is constructed with off-white/cream painted facing bricks, red plain clay roof tiles and white uPVC windows. The site frontage comprises a 12 metres long concrete driveway to the side garage and loose stone surfaced hard standing for the remainder of the total 9 metres wide frontage which provides a minimum of four off-street parking spaces. The 34 metres long and 9 metres wide rear garden is enclosed by a mix of 2 metres high painted concrete block walls, solid close boarded timber fencing and hedgerows.

3.2. The application dwelling lies within a row of two storey detached dwellings of traditional but varying design, style and appearance.

4. Relevant planning history

None.

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 response has been received 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 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 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.'

8.3 The proposed single storey rear extension would have an appropriate width of 6.13 metres across the rear elevation, flush with both side elevations of the original dwelling, and extend for an appropriate depth of 4.6 metres resulting in a subordinate footprint. It would have a clearly subordinate dual pitched roof form with rear gable design with an eaves height of 2.4 metres and a ridge height of 3.8 metres. Proposed external materials include off-white render to external walls, faux clay roof tiles of similar appearance to the existing main roof and white uPVC windows to match the existing windows. The proposed external materials would be similar in appearance to the external materials of the existing dwelling and by virtue of its single storey scale and siting entirely to the rear in a well enclosed private garden where it would not be visible from the public realm, the proposed materials are not considered to be unacceptable in this case.

- 8.4 By virtue of its siting, scale, design and subject to the proposed use of satisfactory external materials of similar appearance in its construction, it is considered that the proposed rear extension would respect and complement the scale, character and appearance of the existing dwelling and would have no visual impacts on the character or appearance of the street scene or surrounding area. The proposal is therefore considered to be acceptable in design terms and 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. 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 proposed single storey rear extension would extend approximately 4 metres beyond the rear elevation of the nearest part of the neighbouring dwelling to the northwest (No. 248) but would be set in by 2.4 metres from the side boundary. In addition, the centre point of the nearest ground floor rear elevation habitable room window of No. 248 is set in from the side boundary by approximately 2 metres. As a result, the proposal would not extend beyond a 45 degree line drawn from the neighbouring window.
- 8.7 The proposed single storey rear extension would extend approximately 4 metres beyond the rear elevation of the nearest part of the neighbouring dwelling to the southeast (No. 252). However, as the neighbouring dwelling is set off the side boundary by approximately 3 metres, the proposal would not extend beyond a 45 degree line drawn from the centre point of the nearest ground floor habitable room window in the rear elevation of No. 252.
- 8.8 By virtue of its siting, single storey scale, appropriate depth, sympathetic design with the roof sloping away from both side boundaries and separation distances to neighbouring windows, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the residential amenity of the occupiers of either neighbouring dwelling. There are no side elevation windows proposed that would result in any adverse impacts on the privacy of any neighbouring occupiers from direct overlooking. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposal 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 proposal does not result in the creation of any additional bedrooms. The 12 metres deep and 9 metres wide site frontage is hard surfaced in either concrete or loose stone hard surfacing and provides a minimum of four off-street parking

spaces of appropriate dimensions to serve the existing/resulting dwelling and this provision would be unaffected. This level of provision would remain adequate to serve the existing/resulting dwelling and 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 for an extension to an existing dwelling within the settlement boundary of Field Head, Markfield 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 subject to the proposed use of satisfactory external materials of similar appearance in its construction, it is considered that the proposed rear extension would respect and complement the scale, character and appearance of the existing dwelling and would have no visual impacts on the character or appearance of the street scene or surrounding area. By virtue of its siting, scale, design and relationship to neighbouring dwellings, the proposal would not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. More than adequate off-street parking for at least four vehicles and private amenity space of approximately 300 square metres would be retained within the site to serve the existing/resulting dwelling. The proposal would be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the local highway authority 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 and Proposed Block Plan and Proposed Roof Plan Drawing No. 001 DG and Proposed Floor Plan and Elevations Drawing No. 003 DG received by the local planning authority on 4 December 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).

3. The materials to be used on the external elevations of the proposed extension and alteration shall be in accordance with the details submitted on the approved Proposed Elevations Drawing No. 003 DG received by the local planning authority on 4 December 2023 and shall have a similar external appearance to 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.