

Delegated Report

Planning Ref: 24/00431/HOU
Applicant: Mr And Mrs Clarke
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 24 Woodlands Drive Groby Leicester

Proposal: Construction of front porch

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 the construction of a front porch at 24 Woodlands Drive, Groby.
- 2.2. The proposed porch would project outwards from the existing front elevation by a minimum of 0.98 metres, a maximum of 1.37 metres and would feature a width of 2.68 metres. It would host a pitched roof which would measure approximately 3.22 metres to the ridge and approximately 2.20 metres to the eaves.
- 2.3. The proposed materials would match the materials of 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 Groby. The application dwelling comprises the use of brown facing brick to the walls, brown interlocking concrete tiles to the roof and white uPVC to the windows. The dwelling hosts an integrated garage to the south-east of the dwelling. To the front of the site sits approximately 88 square metres of front amenity grassland and tarmacadam hardstanding.
- 3.2. There is a large area of Ancient Woodland to the south-west of the site.
- 3.3. The street scene is relatively varied. To the south-west of Woodlands Drive there are detached bungalows with both hipped and gable sided main roof form and a variety of styles and appearance being constructed with a mix of either red/brown facing bricks or off-white render or both. To the north-east of Woodlands Drive there is a row of detached two storey houses of varied design, style and appearance.

4. Relevant planning history

01/00147/FUL

- FIRST FLOOR EXTENSION TO DWELLING
- PER
- 14.03.2001

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.

5.2. No objections have been received.

6. Consultation

6.1. Grobby Parish Council;

“The Planning & Development Committee reviewed the application and had no objections”

6.2. Forestry Commission;

- No objections have been received.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies.

7.2. Site Allocations and Development Management Policies 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)

8. Appraisal

8.1. Key Issues

- 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 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 Councils Good Design Guide seeks to ensure that front extensions do not extend beyond the existing front elevation by more than 2.00 metres and do not cover more than 50% of the front elevation.

8.4. The proposed porch would be situated to the front elevation of the dwelling and would project outwards from the existing front elevation by a maximum of 1.37 metres. The area situated to the front elevation of the dwelling totals to approximately 88 square metres and the overall new space to be created would

total to 2.65 square metres. Taking the above into consideration, the proposed porch would only cover approximately 3% of curtilage to the front of the dwelling, according with the Council's Good Design Guide.

- 8.5 The proposal has a pitched roof design. The eaves height would mirror those of the existing integrated garage and the ridge height would sit approximately 0.25 metres below those of the existing integrated garage.
- 8.6 Particular observation has been given to the porch constructed to the front elevation of 26 Woodlands Drive, Groby in 2007, which features a similar design albeit a significantly larger scale to the proposed. The proposal is therefore not considered to be an unfamiliar addition to the street scene.
- 8.7 Matching corresponding external materials are proposed in the construction and therefore a unified appearance will be maintained.
- 8.8 Additional alterations include the addition of a full length slim line window to the south-east elevation and a front door with sidelights to the south-west elevation.
- 8.9 The proposal is considered to respect and complement the scale, character and appearance of the existing dwelling and not to result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the Good Design Guide SPD.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.11 The proposed porch would not extend further than the existing principle elevation of the dwelling to the north-west and therefore there are not considered to be any adverse impacts upon 26 Woodlands Drive.
- 8.12 The proposed porch would extend further than the existing front elevation by 0.98 metres to the north-east and would include the addition of a full length slim line window. A strong line of vegetation sits to the north-east boundary line and by virtue of this, the development would be predominantly screened from, 22 Woodlands Drive. By virtue of the above there is not considered to be any adverse impacts upon 22 Woodlands Drive.
- 8.13 37 Woodlands Drive would be situated approximately 24.8 metres away from the proposal, only 1 metre less than the existing separation distance. By virtue of the above, there is not considered to be any adverse impacts upon the adjacent neighbouring dwelling, 37 Woodland Drive.
- 8.14 The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon parking provision

- 8.15 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.16 The Good Design Guide SPD states that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.17 The proposal does not result in the provision of any additional bedroom space. The proposed porch extension would result in the loss of 2.65 square metres to the front of the dwelling. Notwithstanding this there is not considered to be any adverse

impacts in terms of off-street parking provision due to the minor nature of the proposed extension.

- 8.18 In this regard, the proposal would comply with Policy DM18 of the SADMP and the Good Design Guide SPD.

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 proposed development is for a property located within the settlement boundary of Groby. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. The proposal would neither cause any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP and the Good Design Guide SPD. The proposal and is 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 7th May 2024.

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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Existing and Proposed Plans, Drg No. ND/24/114/02 as received by the Local Planning Authority on the 7th May 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- a) 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.