

Delegated Report

Planning Ref: 24/00989/HOU

Applicant: Mr Gary Iley

Ward: Newbold Verdon with Desford & Peckleton

Site: 6 Fuller Close Desford Leicestershire



Hinckley & Bosworth
Borough Council

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 application seeks planning permission for a single storey rear extension to a dwelling, 6 Fuller Close, Desford.

2.2. The proposed single storey rear extension would extend 5 metres from the rear elevation and for the full 10.45 metres width of the rear elevation of the dwelling. It would have a flat roof form with parapet wall to a height of 3 metres. Two new ground floor windows, one in each original side elevation, are also included. The use of Fortera Butterley Abbey Weathered facing bricks is proposed for the external walls along with an EDPM flat roof with two raised flat profile roof lights and contrasting anthracite uPVC windows and anthracite aluminium sliding doors.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Desford in a residential area and at the end of a cul-de-sac. It is a detached two storey dwelling with dual pitched gable sided main roof form with a subordinate shallow depth two storey front gable and lean-to canopy roof porch to the front elevation. It has a detached double garage with dual pitched gable fronted roof form set forward of and perpendicular to the front elevation and a hard surfaced double width garage forecourt and long driveway. The dwelling and garage are constructed of red multi weathered facing bricks, grey concrete interlocking roof tiles and white uPVC windows.

3.2. The application dwelling is set back from the highway and occupies an outside corner of the cul-de-sac abutting public highway to its rear (northeast) and side (southeast) boundaries which are enclosed by 2.5 metres high solid timber fencing. The cul-de-sac comprises detached two storey dwellings of similar scale, overall design with dual pitched gable sided roof form and similar appearance.

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 response has been received from Desford Parish Council.

7. Policy

7.1. Desford Neighbourhood Plan (DNP) 2018-2036 (2021)

- Policy H7: Housing Design

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 DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- 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
- Biodiversity

Design and impact upon the character of the area

8.2 Policy H7 of the 'made' DNP requires that the design principles of extensions seek to enhance the local distinctiveness and character of the area in which they are situated and not disrupt the visual amenities of the street scene.

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 various forms of house extensions and suggests that:

'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 proposed single storey rear extension would extend for a depth of 5 metres from the rear elevation and for the full 10.45 metres width of the dwelling resulting in a substantial increase in its ground floor footprint and extending to within 2 metres of the public highway boundary at its closest point. However, the proposal would retain approximately 150 square metres of private amenity space to the rear and side of the dwelling which would remain adequate to serve the existing/resulting four bedroomed dwelling and therefore is not considered to overdevelop the plot in this case. Notwithstanding its more contemporary raised parapet flat roof design, by virtue of its position to the rear within a well enclosed rear garden, its appropriate footprint and clearly subordinate single storey scale to a height of only 3 metres, the proposal would be a clearly subordinate addition to the existing dwelling. In addition, it is considered that it would not be overly visually prominent within the street scene or the surrounding area by virtue of the effective existing screening by 2.5 metres high solid timber boundary fencing to the public highways. The design includes three appropriate full height glazed sliding doors and separate window with soldier brick headers to the rear elevation. The two proposed new ground floor windows, one in each side elevation would also have brick headers and would have no adverse visual impacts on the character or appearance of the dwelling.

8.5 The proposal is considered to be acceptable in design terms and, subject to the proposed use of appropriate similar/matching Fortera Butterley Abbey Weathered facing bricks to the external walls which would ensure a satisfactory and unified appearance along with contrasting anthracite windows and doors to reflect the more contemporary design, the proposal would respect and complement the scale, character and appearance of the existing dwelling and surrounding area and therefore be in accordance with Policy H7 of the 'made' DNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.6 Policy DM10 of the adopted SADMP and the adopted 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 neighbouring dwelling to the northwest (No. 5) is a similar two storey detached house that has no principal habitable room windows in its rear side elevation and is constructed approximately 4.5 metres inside the side boundary of the application site, which is defined by a 2 metres high solid close boarded timber fence. Its rear elevation is also set back from that of the application dwelling by approximately 4 metres. The proposed single storey rear extension would extend 5 metres from the rear elevation of the application dwelling, only 1 metre beyond No. 5, at 1 metre inside the side boundary and with a parapet flat roof design of only 3 metres in height. The only new window proposed facing No. 5 would be a ground floor high level window in the original side elevation of the dwelling that would not result in any significant loss of privacy to the neighbouring occupiers of No. 5 by virtue of the existing 2 metres high screen fencing. By virtue of their relative siting, single storey scale, flat roof design, existing screening and separation distances, the proposals would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the occupiers of No. 5 or any other neighbouring dwellings. 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. No objections have been received from any neighbouring properties.

Impact upon parking provision

8.8 Policy H7 of the 'made' DNP seeks that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. Policy DM18 of

the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

- 8.9 The proposal does not result in the creation of any additional bedroom space. A minimum of four off-street parking spaces of appropriate dimensions are available to serve the existing/resulting four bedroomed dwelling in the detached double garage and on the double width tarmacadam surfaced forecourt and driveway 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 H7 of the 'made' DNP, Policy DM18 of the adopted SADMP and the local highway authority design guidance standards

Biodiversity

- 8.10 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 an extension and alterations to an existing dwelling located within the settlement boundary of Desford 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 (2024).
- 10.2. Notwithstanding its more contemporary raised parapet flat roof design, by virtue of its siting to the rear within a well enclosed rear garden, its single storey scale and subject to the proposed use of appropriate similar/matching facing bricks in the construction to ensure a satisfactory and uniform appearance, the proposal would respect and complement the scale, character and appearance of the existing

dwelling and would have no significant adverse visual impacts upon the surrounding area or the residential amenities or privacy of the occupiers of any neighbouring properties. More than adequate off-street parking of a minimum of four spaces and adequate private amenity space of 150 square metres would be retained to serve the existing/resulting four bedroomed dwelling. The proposal is considered to be in accordance with Policies H7 of the 'made' DNP, 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 at scale 1:1250, Proposed Block Plan at scale 1:500 and Proposed Floor Plans and Proposed Elevations Drawing No. 241024 received by the local planning authority on 14 November 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 be in accordance with the materials details provided within the submitted Planning Application form including Forterra Butterley Abbey Weathered facing bricks to match the corresponding facing brick materials of the existing dwelling as closely as possible.

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.