

Planning Committee 10 October 2018

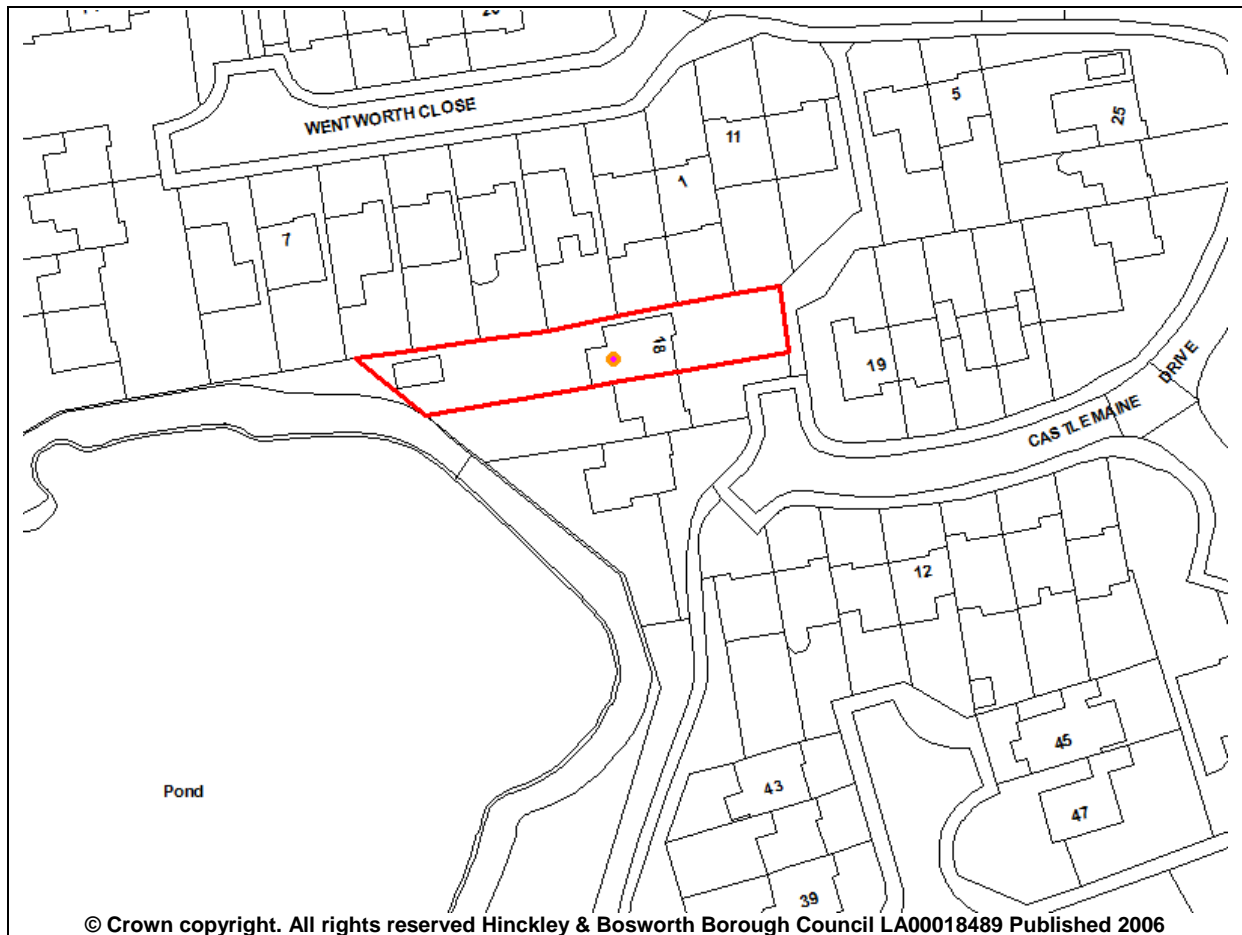
Planning Ref: 18/00757/HOU
Applicant: Mr Keith Weiland
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 18 Castlemaine Drive Hinckley

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 at 18 Castlemaine Drive, Hinckley. The width of the proposed extension would be approximately 4.8 metres and the depth approximately 5.5 metres. The roof proposed is pitched, with a west facing gable end. The height of the proposed extension would measure approximately 2.6 metres to the eaves, and approximately 3.6 metres to the ridge.
- 2.2. The materials to be used on the proposed extension would match those on the existing dwelling.

3. Description of the Site and Surrounding Area

- 3.1. The application site comprises of a two storey semi-detached dwelling in the settlement boundary of Hinckley. The property includes a single storey side projection to the north, and an existing single storey conservatory to the rear, which would be replaced by the proposed extension if this application is approved. The property is finished with red brick, a grey tiled roof, white UPVC (windows, doors and guttering) and brown hanging tiles to the front elevation. The property features a pitched gable roof to its two storey section. The single storey side projection features a flat roof over the garage to the front, and a pitched gable end over the kitchen to the rear. Castlemaine Drive is characterised by semi-detached two storey dwellings, uniform in design.

4. Relevant Planning History

None relevant.

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 comments have been received.

6. Consultation

- 6.1. None relevant.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016) (SADMP)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2018)
 - Planning Practice Guidance (PPG)

8. Appraisal

- 8.1. Key Issues
- Assessment against strategic planning policies
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity

Assessment against strategic planning policies

- 8.2. Policy DM1 of the SADMP provides a presumption in favour of sustainable development. The policy sets out that those development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise.
- 8.3. The proposed single storey rear extension is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP. Hinckley is an identified urban area whereby the principle of a householder extension is considered acceptable, subject to all other material planning considerations being acceptable.

Design and impact upon the character of the area

- 8.4. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass,

design, materials and architectural features. The proposal is felt to comply with these requirements, according to the justification given below.

- 8.5. The proposed single storey extension would be to the rear of 18 Castlemaine Drive, and therefore would not be visible from the street scene. The materials would match those on the existing host dwelling and surrounding properties. The gable roof would correspond with the roof design featured on the host dwelling and surrounding properties.
- 8.6. The width of the proposed rear extension would be approximately 0.5 metres wider than the existing conservatory. The proposed rear extension would project approximately 2.8 metres further out than the existing conservatory. The eaves height of the proposed rear extension would be approximately 0.3 metres higher than the eaves of the existing conservatory. The ridge height of the proposed extension would be approximately 0.6 metres higher than the right height of the existing conservatory.
- 8.7. According to these changes, and the single storey nature of the proposed extension, the proposal is considered to remain subordinate to the host dwelling, just as the existing conservatory does. The scale of the proposed development would therefore respect the character of the host dwelling.
- 8.8. Overall it is considered that the proposed rear extension would complement and respect the existing design, scale and materials of the host dwelling and surrounding properties. Consequently, the proposal would not result in any unfavourable or detrimental impacts upon the character of the host dwelling or street scene, in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.9. Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. The proposed rear extension is felt to fulfil this aspect of Policy DM10, deduced from the justification given below.
- 8.10. Windows are only proposed on the west facing elevation of the proposed rear extension. The north facing elevation of the proposed rear extension would be approximately 11 metres away from the closest rear elevation at no. 3 Wentworth Close. The west facing elevation of the proposed rear extension would be approximately 15.5 metres away from the closest rear elevation at no. 4 Wentworth Close. The separation distances increase beyond this for all other properties abutting the northern boundary of the application site. An existing boundary treatment (approx. 2 metres high), which comprises of a timber fence, is sited along the length of the application site's northern boundary.
- 8.11. On the basis of the above, the proposal would not cause any adverse overlooking, overshadowing or overbearing impacts upon neighbouring properties to the north.
- 8.12. To the rear of the property is a large pond, and as such, there is no residential amenity to the west of the site to be considered.
- 8.13. According to the siting of the proposal, properties to the east of the application site would be unaffected by the proposal.
- 8.14. The full depth of the proposed rear extension would project beyond the rear elevation of no.17 Castlemaine Drive; the adjoining neighbouring property to the south. The proposal would virtually abut the southern boundary of the application site. Despite this, according to the proposal's single storey nature, height, pitched roof design, and an existing 1.5 metre (approx.) southern boundary treatment (timber fencing), it is felt that the proximity of the proposal to no. 17 would not cause

any adverse overbearing or overshadowing impacts upon the residential amenity of this neighbouring property.

- 8.15. According to the orientation of the host dwelling, the direction of sunlight and the orientation of no.18, no overshadowing impact will be caused upon no.17 as a result of the proposal.
- 8.16. In summary, the proposed rear extension would not result in any adverse overbearing or overlooking impacts upon neighbouring properties within the vicinity of the site. As such, the proposal is felt to be in compliance with Policy DM10 of the SADMP.

9. Equality Implications

- 9.1. **Where No Known Implications** 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 in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposed single storey rear extension is for a property located within the settlement boundary of Hinckley. 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 respect the character and appearance of the host dwelling and surrounding area, and would not cause any adverse impacts on the neighbouring amenity of occupants to the north, south or east of the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the SADMP, 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 51 of 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:

Existing & Proposed Ground Floor Plans and Elevations Drg No: 4504 Rev: - (scale 1:50/1:100) received by the Local Planning Authority (LPA) on 09 August 2018

Existing North Elevation Drg No: 4504 Rev: - (scale 1:100) received by the LPA on 29 August 2018

Site Location Plan Drg No: - Rev: - (scale 1:1250) received by the LPA on 31 July 2018

Block Plan Drg No: - Rev: - (scale 1:500) received by the LPA on 31 July 2018

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed extension shall match those on the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

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.