

**Planning Committee 23 October 2018
Report of the Interim Head of Planning**

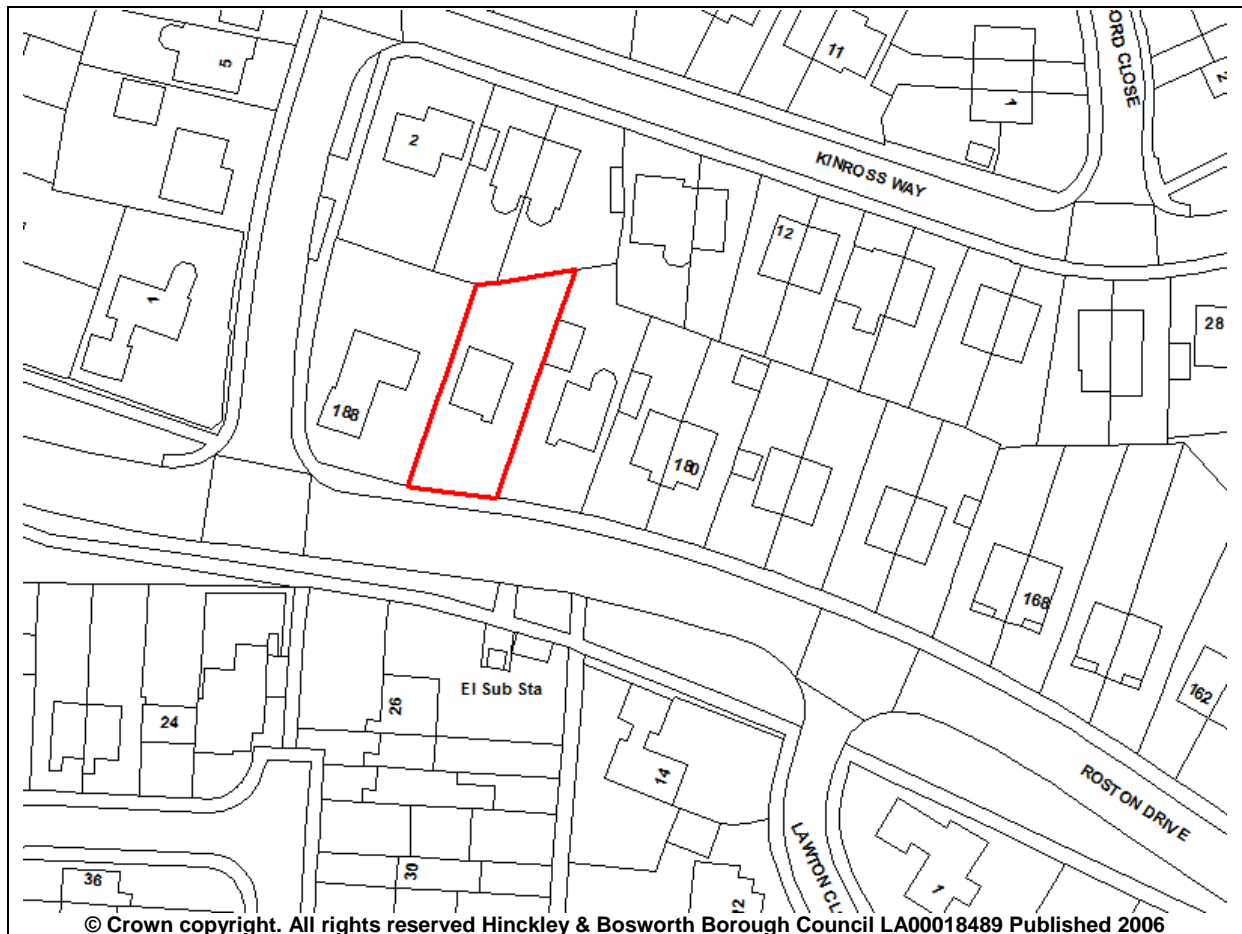
Planning Ref: 18/00885/HOU
Applicant: Mr Richard Wright
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 186 Roston Drive Hinckley

Proposal: Two storey side and single storey rear extensions



1. Recommendations

1.1. Grant planning permission subject to

- Planning conditions outlined at the end of this report.

Planning Application Description

- 1.2. The application seeks planning permission for a part two storey part single storey side and rear extension on the east and north side of the dwelling. The two storey side extension would project 2.8 metres beyond the existing east side of the dwelling but would not extend beyond the original rear elevation. The single-storey element of the scheme would project 2 metres from the rear of the dwelling.
- 1.3. The internal layout shows an extended kitchen/diner and utility room on the ground floor with 2 bedrooms and an en-suite on the first floor.

2. Description of the Site and Surrounding Area

- 2.1. The application property comprises a detached dwelling situated on the north side of Roston Drive. The immediate area comprises a mix of detached and semi-detached two-storey dwellings and bungalows in a mainly residential area.

3. Relevant Planning History

- None relevant

4. Publicity

- 4.1. The application has been publicised by sending out letters to local residents. No comments have been received.

5. Consultation

- 5.1. West Clarendon Neighbourhood Forum: No comments received.

6. Policy

- 6.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

- 6.2. 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

- 6.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2018)
- Planning Practice Guidance (PPG)

7. Appraisal

- 7.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

- 7.2. Policy DM10 of the SADMP (Site Allocations and Development Management Policies) seeks to ensure new development will complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 7.3. The character of the area is defined by its relatively uniform residential street appearance of detached and semi-detached two storey dwellings in average size plots. The extensions as proposed, are in scale with the host dwelling and would not have any adverse impact of the character of the dwelling or its setting within this residential location and the proposals are considered to accord with Policy DM10 in this regard.

Impact upon neighbouring residential amenity

- 7.4. Policy DM10 of the SADMP seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

- 7.5. The property is detached with a gap of approximately 3.6 metres between the side elevation and the shared boundary with the adjacent property to the east (no 184). The two-storey side extension will extend approximately 2.5m metres into this gap leaving 1.1 metres between the new side elevation and the boundary. Although this lessens the gap between the two properties there is only one small obscurely glazed window (serving the en-suite) proposed on this eastern elevation at first floor level and this would have no undue impact on the adjacent residents amenity.
- 7.6. The single storey rear extension would not extend further than the side elevations of the original dwelling and thus would have no additional impact on either adjacent neighbouring property. In this regard the proposal complies with Policy DM10.

Impact upon highway safety

- 7.7. Policy DM18 of the SADMP relates to vehicle parking standards and requires, amongst other things, an appropriate level of parking provision.
- 7.8. The front garden is mostly laid to hardstanding and although the side extension would remove an area which could be used for additional parking alongside the property it is not considered that the proposal would trigger the need for additional off-street parking provision.

8. Equality Implications

- 8.1. **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.

- 8.2. 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.
- 8.3. There are no known equality implications arising directly from this development.

9. Conclusion

- 9.1. The proposal is located within the settlement boundary for Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

The proposal would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy DM1, DM10 and DM18 of the SADMP and is therefore recommended for approval.

10. Recommendation

- 10.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

- 10.2. **Conditions and Reasons / 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: Site Location Plan; Block Plan; Proposed Ground and First Floor Plans, Proposed Elevations (all un-numbered but received by the local Planning Authority on 04/09/2018).

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 2016.

3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified both within the application form and as annotated on the Proposed Elevation drawings (un-numbered but received 04/09/2018) unless alternative materials are first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD 2016.

10.3. **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.