

**Planning Committee 29 September 2020
Report of the Planning Manager**

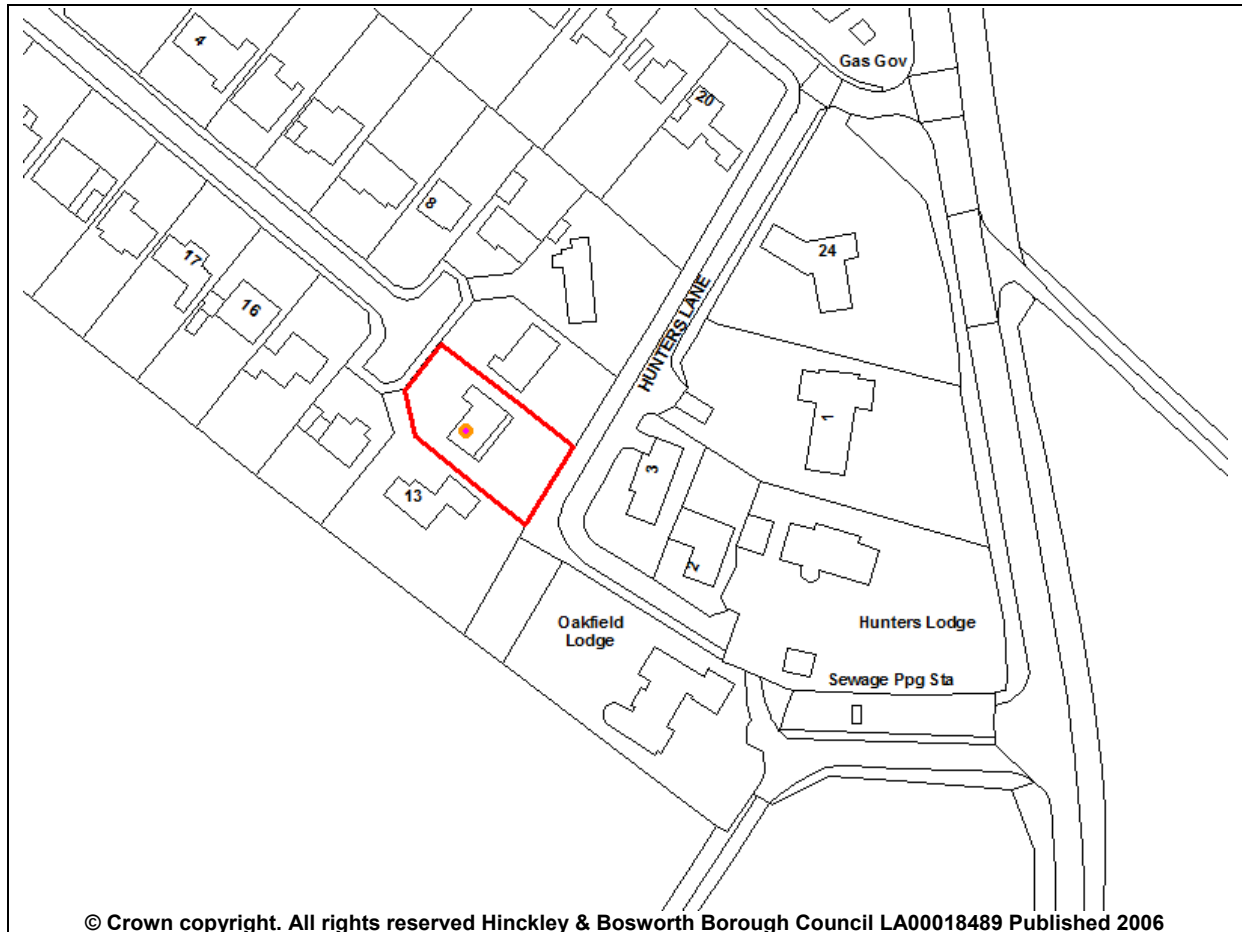
**Planning Ref: 20/00692/HOU
Applicant: Mr & Mrs Cook
Ward: Twycross Sheepy & Witherley**



**Hinckley & Bosworth
Borough Council**

Site: 12 Foxs Covert Fenny Drayton

Proposal: Front extension to existing garage and erection of front porch



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1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

1.2. That the Planning Manager be given powers to determine the final detail of planning conditions.

2. Planning application description

2.1. This application seeks planning permission for a front extension to an existing integral garage and the erection of a porch at 12 Foxs Covert, Fenny Drayton.

3. Description of the site and surrounding area

3.1. The application site comprises a detached bungalow in the settlement boundary of Fenny Drayton. The property is located at the end of a hammerhead on the south

east side of Foxs Covert. The property is finished in a mix of red brick and cream render, grey roof tiles and white UPVC Windows and doors. The roof over the property is pitched. The front elevation of the host dwelling is characterised by three gable ends, all at staggered depths. The furthest of the projections serves an integral garage, which was permitted under 14/00647/HOU. The front of the site is finished in a mix of hard and soft landscaping, providing an area of in-curtilage parking for the host dwelling.

- 3.2. Properties in the vicinity of the host dwellings are completely varied in character, appearance and layout.

4. Relevant planning history

14/00647/HOU

- Extensions and alterations to dwelling
- Planning Permission Granted
- 29.08.2014

5. Publicity

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

6. Consultation

- 6.1. No objections have been received from Witherley Parish Council.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- 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)
- 7.3. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

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 The proposal is located within the settlement boundary of Fenny Drayton and therefore there is presumption in favour of sustainable development in accordance with Policy DM1 of the SADMP and the wider policies of the NPPF. Development proposals that accord with the Development Plan should be approved unless other material planning considerations indicate otherwise.

Design and impact upon the character of the area

- 8.3 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.
- 8.4 The Good Design Guide SPD sets out design principles for householder extensions. It states front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. Proposals for front extensions should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Additional front extensions should not result in a loss of parking provision on site.
- 8.5 The proposed porch would introduce an additional gable projection along the front elevation of the host dwelling, sited just off centre. The porch would be designed partially open, finished in materials to match the host dwelling. The eaves height would match existing. Albeit introducing an additional ridge height along the front elevation of the host dwelling, it is considered that by virtue of its minor scale and massing, combined with the varied surrounding street scene, this aspect of the proposed development would still be a subordinate addition to the host dwelling and would not detract the character of the wider vicinity.
- 8.6 The application also proposes to extend the front elevation of the existing garage projection by approximately 2.4 metres. The proposed development would be proportionate to the site's immediate and surrounding context and would still be sufficiently set back from the highway. Whilst the proposal projects forward more than 2 metres, which is discouraged in the Good Design Guide, this proposal is considered acceptable due to the depth of the existing building and plot, its staggered plan form and the varied street scheme.
- 8.7 Bearing these points in mind, combined with the use of matching materials and hipped roof proposed to soften the front elevation of the extension within the street scene, the proposed development would be an acceptable alteration to the host dwelling, in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.9 No. 13 Foxs Covert is considerably set back from the host dwelling. Bearing this in mind, along with the size of this neighbouring plot and maintained separation distances, the proposed development would not have any adverse neighbouring residential amenity impacts upon no.13.
- 8.10 The same conclusion can be reached for no.11, by virtue of separation distances maintained and the siting of the proposed development.
- 8.11 The proposed development therefore satisfies Policy DM10 of the SADMP in this regard.

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 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.
- 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 located within the settlement boundary for Fenny Drayton and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 of the SADMP and the wider policies of the NPPF.
- 10.2. It is considered that the siting, design, scale, mass and layout of the proposed scheme would respect the host dwelling and surrounding area. It would not result in any adverse neighbouring residential amenity impacts. The development is therefore in accordance with Policies DM1 and DM10 of the SADMP.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 That the Planning Manager be given powers to determine the final detail of planning conditions.

11.3 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:

Site Location Plan (1:1250 scale) received by the Local Planning Authority on 28 July 2020.

Proposed Plans and Elevations Drg No: RS/FC/101 (1:100 scale)

Proposed Block Plan (1:500 scale)

Both received by the Local Planning Authority on 14 July 2020

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 match 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).

11.4 **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.