

Planning Committee 20 July 2021  
Report of the Planning Manager

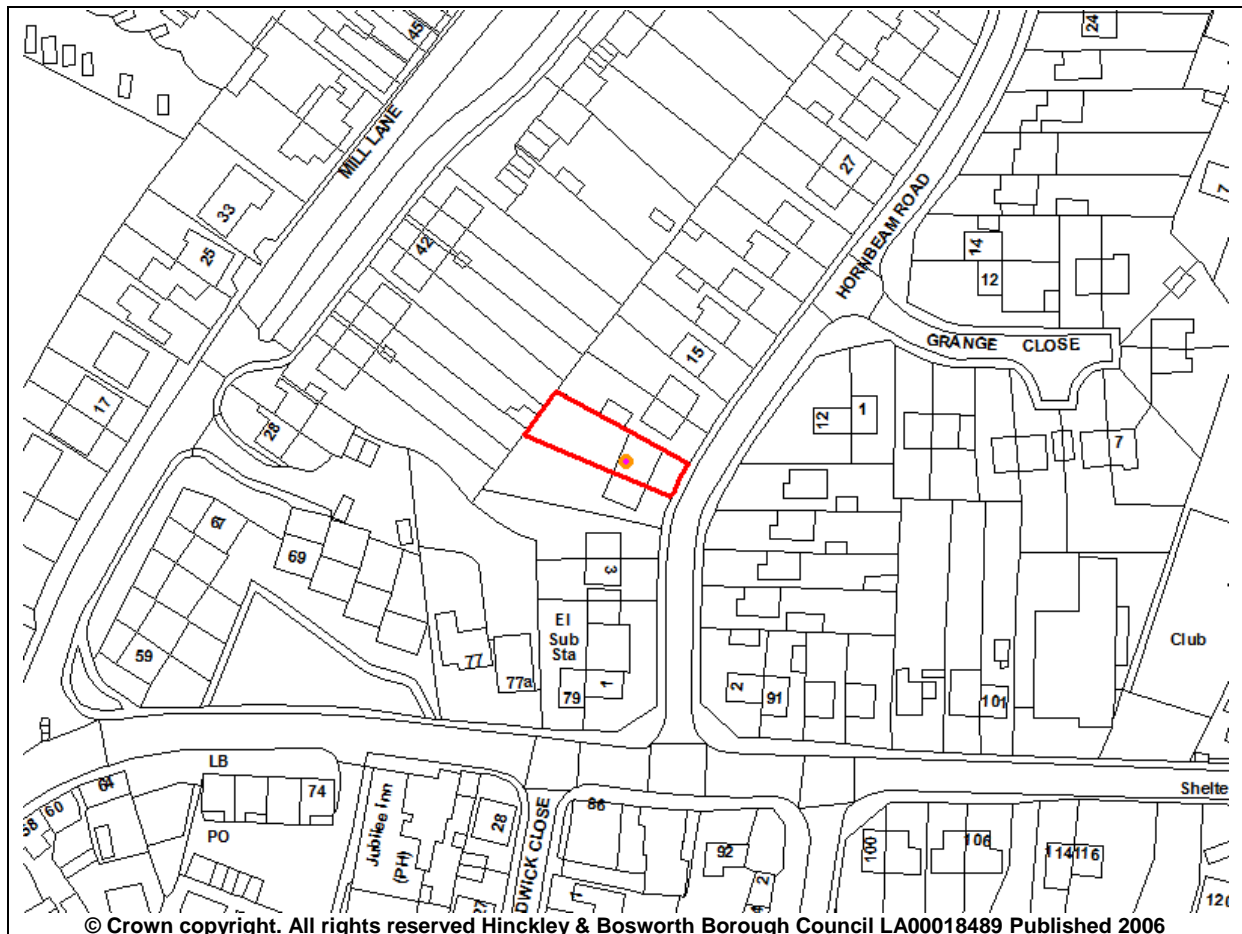
Planning Ref: 21/00466/HOU  
Applicant: Mr & Mrs W Crooks  
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth  
Borough Council

Site: 9 Hornbeam Road Newbold Verdon Leicester

Proposal: Single storey rear extension



**1. Recommendations**

**1.1. Grant planning permission** subject to:

- 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 single storey extension to the rear of 9 Hornbeam Road, Newbold Verdon.

**3. Description of the site and surrounding area**

3.1. The application site comprises a semi-detached two storey property in the settlement boundary of Newbold Verdon. The dwelling has been designed with a pitched roof over its principal part, with a conservatory to rear and a flat roof garage

and utility to side with pitched parapet to front. The property is finished in red brickwork, white UPVC, and brown roof tiles.

- 3.2. Hornbeam Road is characterised by a mix of two storey detached and semi-detached properties within similar features.
- 3.3. This application is being reported to Planning Committee in line with the Council's Constitution as the applicants are both Councillors and are also members of the Planning Committee.

#### **4. Relevant planning history**

##### **76/01259/4M**

- Erection of garage and utility room  
Planning permission granted  
19.10.1976

##### **04/00559/FUL**

- Erection of a rear conservatory  
Planning permission granted  
17.06.2004

#### **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 comments have been received from Newbold Verdon Parish Council.

#### **7. Policy**

- 7.1. Core Strategy (2009)
  - None relevant.
- 7.2. Site Allocations and Development Management Policies DPD (2016)
  - Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
  - National Planning Policy Framework (NPPF) (2019)
  - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
  - Good Design Guide (2020) (GDG)
  - 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 proposed development is for a property located within the settlement boundary of Newbold Verdon. 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.

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 regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4 The GDG advises 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.
- 8.5 The proposed single storey extension would be located to the rear of the host dwelling, projecting beyond the existing garage/utility extension and the principal part of the existing host dwelling.
- 8.6 The proposed extension's north elevation would project approximately 1.8 metres beyond the rear of the existing garage/utility extension. The proposed extension's south elevation would project approximately 1.5 metres beyond the rear of the principal part of the host dwelling.
- 8.7 The proposed extension would measure approximately 3.5 metres in width. It would be finished in matching materials.
- 8.8 The roof over the extension would be flat with a height to match the existing garage/utility extension.
- 8.9 A view of the proposed extension from Hornbeam Road would be limited by virtue of its location to the rear of the host dwelling.
- 8.10 The proposed extension would be a complementary, subordinate and suitably located form of residential development of modest proportions. It is therefore considered that the proposal would be an acceptable addition to the host dwelling with no adverse harm to the street scene and would satisfy Policy DM10 of the SADMP and the guidance set out in the GDC.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.12 The south elevation of the proposed extension would be located approximately 5.6 metres away from the shared boundary with the adjoining neighbour, no. 7 Hornbeam Road. The host dwelling's existing conservatory of deeper proportions abuts this shared boundary. Bearing this in mind, along with the single storey scale of the proposed extension, the proposal would not result in any adverse impacts upon the enjoyment of private amenity for occupants of no.7.
- 8.13 The north elevation of the proposed extension would abut the shared boundary with no. 11 Hornbeam Road. No. 11 Hornbeam Road is characterised by a car port and garage along its southern boundary. The principal part of this two storey neighbouring dwelling is approximately 3.2 metres away. The proposed extension would serve a W/C. Bearing these observations in mind, along with the single storey nature of the proposed extension and existing high boundary treatments, the proposal would not have any adverse overlooking, overshadowing or overbearing impacts upon the enjoyment of no.11's private amenity.
- 8.14 Due to the location and scale of the proposed extension, along with the depth of the host dwelling's rear garden and existing boundary treatments, the proposed

extension would not have any adverse impacts upon the neighbouring amenity of no. 38 and 40 Mill Lane, the two neighbouring properties to the west of the applications site.

8.15 The proposed development would satisfy 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 proposed development would be sustainably located and would complement the character of the host dwelling. It would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of adjacent properties. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the SADMP. The proposal would reflect the guidance in the Good Design Guide and is recommended for approval subject to conditions.

## **11. Recommendation**

11.1 **Grant planning permission** subject to:

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 and Proposed Block Plan Drg No: 21/007/03/1 received 10.05.2021

Existing and Proposed Elevations Drg No: 21/007/02/1 received 10.05.2021  
Proposed and Existing Ground Floor Plan, Drg No.21/007/01/1 received  
12.04.2021

**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](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.