

Planning Committee 12 April 2022
Report of the Planning Manager (Development Management)

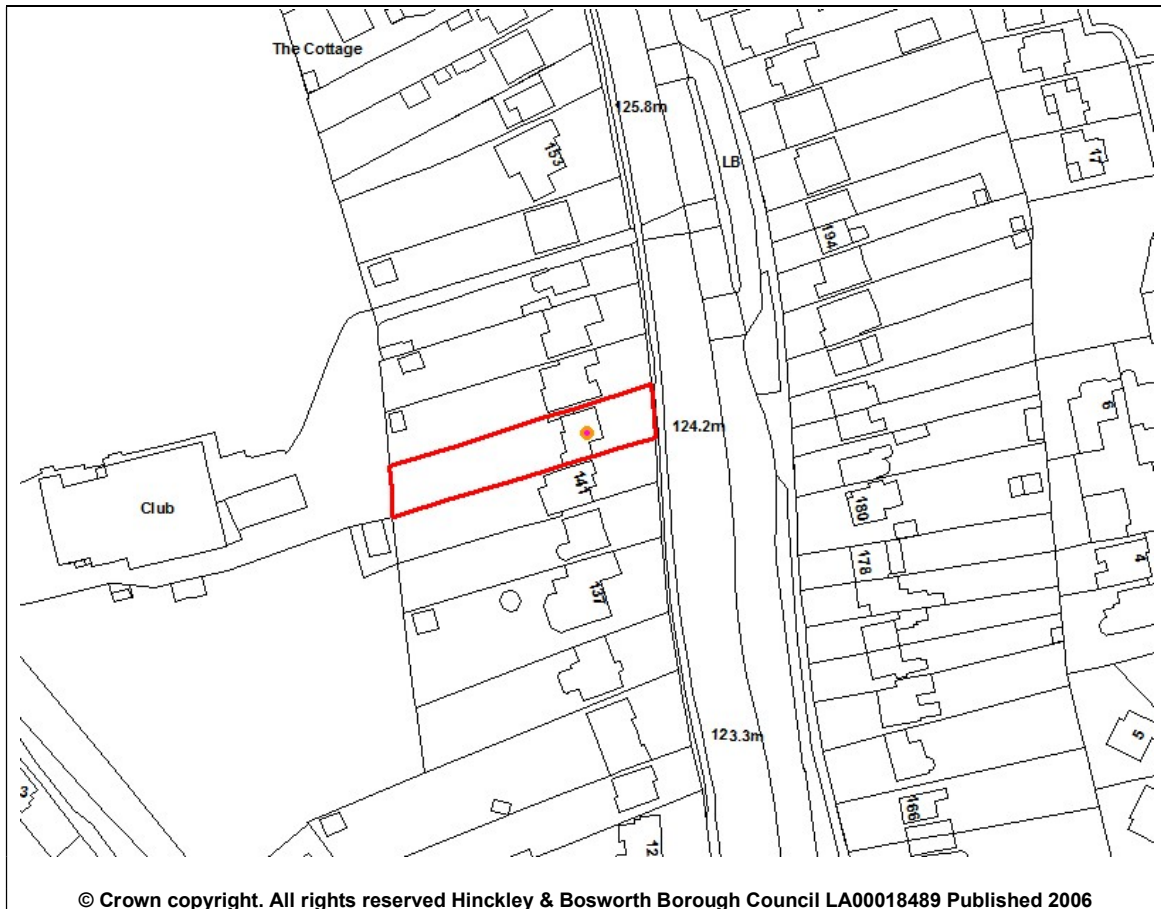
Planning Ref: 21/01183/HOU
Applicant: Mr Steven Connor
Town: Hinckley



Hinckley & Bosworth
Borough Council

Site: 143 Ashby Road Hinckley LE10 1SH

Proposal: Two storey side and rear extensions



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.** The proposal is for a two storey side and rear extensions. The ground floor footprint of the existing dwelling is to remain the same, however there will be significant additions to the first-floor footprint with the extra floor space being built over what is currently a garage, hall and playroom at ground floor level. The current footprint of

the building consists of two interlocking squares, one set back slightly from the other. The existing first-floor floorplan is an L-shape that sits on top of one of these squares, the proposals seek to build above the remaining one storey ground floor footprint with a first-floor extension.

- 2.2. The proposals will extend the width of the front first-floor elevation to the south by around 3.5m to meet the existing furthest elevation that consists of the outermost garage wall. The first-floor extension will meet the rear elevation making for a length of around 6.0m, the rear width of the first-floor extension will be around 7.5m to account for this extending behind a portion of the existing L-shaped first floor. It should be noted that the extension is not expanding upon the first-floor footprint.
- 2.3. The eaves height of the proposed extension will match that of the existing building, there will be a number of subservient features incorporated such as a hipped roof with a lower ridge for a portion of the front elevation that runs east-west, compared to the existing dwellings north-south hipped roof ridge line.
- 2.4. The material palette of the proposed extension comprises of facing brickwork and red rosemary roof tiles to match existing. The extension is to consist of white uPVC windows throughout. To the rear elevation there is to be uPVC / aluminium 4-pane bi-fold doors as well as a single glazed door leading from the new utility room.

3. Description of the site and surrounding area

- 3.1. This site is in the north of the settlement boundary of Hinckley, it is just under 200m from the A47 and close to the centre of Hinckley and its associated amenities. The houses along Ashby Road are a mix of semi-detached and detached dwellings finished in a mix of brickworks and some with partly rendered features. The applicant property sits on the west side of Ashby Road which is set back from the public highway by a grass verge which is around 15.0m from the edge of the highway to the site boundary and is partially screened by mature street trees.

4. Relevant planning history

- None

5. Publicity

- Neighbours were consulted by letter
- The council received no objections

6. Consultation

- N/A

7. Constraints

- None

8. Policy

- 8.1. Local Development Framework Core Strategy (2009)
 - Policy 1: Development in Hinckley
 - Spatial Objective 5: Housing for Everyone
 - Spatial Objective 9: Identity, Distinctiveness and Quality of Design
- 8.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development & Design
 - Policy DM18: Vehicle Parking Standards
- 8.3. National Planning Policy Framework (NPPF) (2021)
- 8.4. Other Relevant guidance
- Good design guide (2020)

9. Appraisal

9.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking

Assessment against strategic planning policies

- 9.2. Policy 5: Housing for Everyone: seeks to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types and that the focus of development will be in and around the Hinckley urban area. While this policy may be focused on new housing, there is also scope for current residential sites to be sufficiently utilised within their existing curtilage while affording the necessary protection to the character of the area and residential amenity.
- 9.3. Section 11 of the NPPF: The presumption in favour of sustainable development, states that proposals that accord with up-to-date development plans should be approved without delay.
- 9.4. Furthermore, Policy DM1 of the adopted Site Allocations & Development Management Policies states that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- 9.5. Given the applicant property is situated within the settlement boundary of Hinckley it is considered to be sustainable development according with Section 11 of the NPPF and Policy DM1 of the SADMP.

Design and impact upon the character of the area

- 9.6. Section 12 of the NPPF: Achieving well-designed places, states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 9.7. Spatial Objective 9: Identity, Distinctiveness and Quality of Design, seeks to ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design.

- 9.8. Policy DM10 of the adopted Site Allocations & Development Management Policies requires that the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.
- 9.9. It is considered that the material palette proposed for the extension is in keeping with that of the existing dwelling as well as with the prevailing aesthetic of Ashby Road and is in compliance with this aspect of Policy DM10 of the SADMP.
- 9.10. The presence of a large grass verge which is some 25.0m between the public highway and the applicant dwelling combined with numerous mature street trees has a screening effect.
- 9.11. Additionally, the proposed extension makes for a balanced massing when compared to the adjacent houses along the west side of Ashby Road of which many have three sets of windows to each front elevation floor (ground & first). It is considered that the massing and design of the proposed extension will not detrimentally impact upon the design and character area.
- 9.12. Furthermore, there will be a number of subservient features incorporated into the proposed extension, such as a hipped roof with a lower ridge for a portion of the front elevation that runs east-west, compared to the existing dwellings north-south hipped roof ridge line.
- 9.13. Overall, it is considered that the proposal is in compliance with Policy DM10 of the SADMP (2016) as well as Spatial Objective 9 of the Core Strategy (2009).

Impact upon neighbouring residential amenity

- 9.14. Policy DM10 of the adopted Site Allocations & Development Management Policies requires that developments do not have a significant adverse effect on the privacy and amenity of nearby residents.
- 9.15. The adjacent property at 141 Ashby Road sits around 1.0m from the boundary and is two storeys to this point, the current garage of 143 Ashby Road (applicant property) is up to the boundary. The proposed extension will see this extended to two storeys, there is a small window on the gable of the neighbouring property, however, given that the neighbouring property is set back, owing to the line of Ashby Road, this will not see the window in question facing a brick wall. Additionally, there are to be no windows on the southern side elevation of the proposed extension and thus should not present any overlooking concerns.
- 9.16. There were no objections received by the council to the proposals.
- 9.17. Overall, it is considered that the proposal would not have a significant adverse impact on the residential amenity of the occupiers of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature, in accordance with Policy DM10 of the SADMP.

Impact upon parking

- 9.18. Policy DM18 of the adopted SADMP: Vehicle Parking Standards, states that all proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location and type of housing.
- 9.19. The extension will see an increase in the number of bedrooms from 4 to 5. It is considered that 4 vehicles could park on the driveway according to the submitted parking plan that is within the site boundary. There is an additional driveway that crosses the grass verge that separates Ashby Road from the set back footpath. This driveway is over 12.0m, the British Parking Association states that the 'UK norm for parking spaces is 4.8m long' or 6.0m for manoeuvring bays, this could see an additional 2 cars parked if necessary.
- 9.20. It is considered that there would be sufficient parking provision for the number of bedrooms proposed if they were required and therefore is in compliance with Policy DM18 of the SADMP.

10. Equality implications

- 10.1 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.
- 10.2 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.
- 10.3 There are no known equality implications arising directly from this development.
- 10.4 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).

11. Conclusion

- 11.1. The proposed development sits within the Hinckley settlement boundary and is considered to be sustainable development.
- 11.2. By virtue of the appropriate scale, layout, form, design and proposed construction materials as well as the proposed parking provision it is considered that the proposed development would comply with Policy DM1, DM10 and DM18 of the SADMP as well as with Section 11 and 12 of the NPPF.

12. Recommendation

12.1. Grant planning permission subject to:

- 12.2. Planning conditions outlined at the end of this report
- 12.3. That the Planning Director be given powers to determine the final detail of planning conditions.

13. 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:

- Existing, Proposed Elevations, Drg No.SC 05 – received 08/10/2021
- Existing, Proposed Roof Plan, Drg No.SC 06 – received 08/10/2021
- Proposed Ground Floor & First Floor Plans Drg No.SC 02 – received 24/09/2021

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 accord with the approved plans:
Proposed Plans and Elevations Drg no. 2021-11-PL-02 rev 1 (Received 23rd June 2021)

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13.1. 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.