

**Planning Committee 16 August 2016**  
**Report of the Chief Planning and Development Officer**



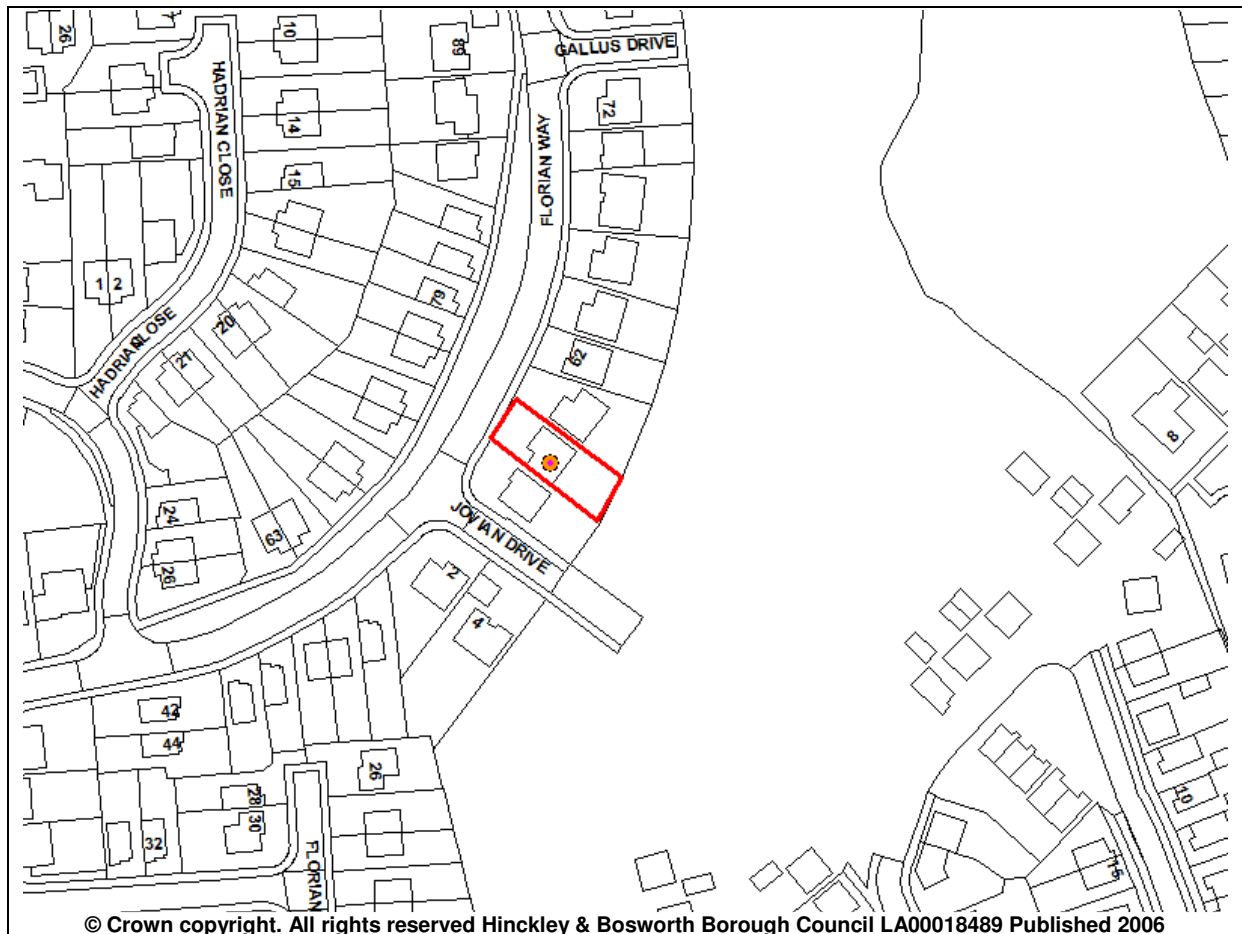
Hinckley & Bosworth  
Borough Council

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**Planning Ref:** 16/00444/HOU  
**Applicant:** Mr Mark Collyer  
**Ward:** Hinckley Clarendon

**Site:** 58 Florian Way Hinckley

**Proposal:** Single storey front extension



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**1. Recommendations**

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

- Planning conditions outlined at the end of this report.

**2. Description**

- 2.1. The proposed single storey extension would project approximately 2.3 metres forwards from the front elevation, would be 3.6 metres wide, 2.5 metres in height to the eaves and approximately 3.5 metres to the ridge. It would link with and match the profile of the existing single storey front extension. A new window would face onto the street and two roof lights are also proposed.

- 2.2. The proposed materials would match those of the existing front extension, comprising red facing brick for the walls, white UPVC for the window frame, and Interlocking tiles for the roof.

### **3. Description of the Site and Surrounding Area**

- 3.1. The application property is a two storey detached dwelling located on Florian Way within the settlement boundary of Hinckley. The property is set back approximately 6 metres from the highway and properties located within the immediate vicinity are a mix of 2 storey, detached and semi- detached dwellings. The application property is bordered by No. 60 Florian Way to the North and No. 56 Florian Way to the South.

### **4. Relevant Planning History**

83/00324/4	Erection of 57 houses	Permitted	21.06.1983
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### **5. Publicity**

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

### **6. Consultation**

- 6.1. No comments have been received.

### **7. Policy**

- 7.1. Site Allocations and Development Management Policies DPD (Adopted July 2016) (SADMP)
- Policy DM1 – Presumption in favour of sustainable development
  - Policy DM10: Development and design
  - Policy DM18: Vehicle Parking Standards
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2012) Paragraphs 11-14 – Development Plan and Presumption in favour of sustainable development

### **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
- Impact upon the highway

#### Assessment against strategic planning policies

- 8.2. Policy DM1 of the adopted Site Allocations and Development Management Policies DPD (SADMP) and the NPPF sets out a presumption in favour of sustainable development and states that development proposals that accord with the

development plan should be approved without delay unless material considerations indicate otherwise. The site is located within the settlement boundary of Hinckley as defined by the SADMP where there is a presumption in favour of sustainable development. This proposal seeks consent for the building of a single storey front extension, which is considered to be acceptable in principle; subject to other material planning considerations being assessed.

#### Design and Impact upon the Character of the Area

- 8.3. Policy 10 of the SADMP requires new extensions to enhance or complement the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4. The proposed front extension would consist of a single storey extension with a new pitched roof, matching the profile of the existing front porch. This is in keeping with the character of the area where there are other similar front extensions. The use of matching materials would also ensure that the proposed extension would be in keeping with the existing building.
- 8.5. It is therefore considered that the design, form and scale of the proposal would complement the existing character of the dwelling and the surrounding area in accordance with Policy DM10 of the SADMP.

#### Impact upon Neighbouring Residential Amenity

- 8.6. Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. There are no windows present in the North and South elevations of No. 56 & 60 Florian Way respectively. The proposed extension would not project any further forward than the existing principal elevation on the neighbouring properties and would therefore not impact materially upon the residential amenity of neighbouring occupiers. There would therefore be no material loss of light, overlooking or overshadowing resulting from the proposal.
- 8.7. Given the above context the proposal is considered to accord with Policy DM10 of the SADMP with regard to impacts on neighbouring residential amenity.

#### Impact upon Highway Safety

- 8.8. Policy DM18 of the SADMP seeks to ensure parking provision appropriate to individual development.
- 8.9. The proposed extension would not result in the loss of any off-street car parking. Two car parking spaces would be retained on the existing hardstanding and there is a parking space provided by the garage. The development would not result in the creation of any additional bedrooms and therefore there is no requirement for additional car parking to be provided. The proposed development is therefore considered to be in accordance with Policy DM18 of the SADMP with regard to parking provision.

### **9. Equality Implications**

- 9.1. Section 149 of the Equalities 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. There are no known equality implications arising from this application.

## 10. Conclusion

10.1. Overall, the proposed extension is of an appropriate design, and would not have any material adverse impacts upon the character of the area or neighbouring residential amenity. The proposal is therefore considered to comply with Policies DM1, DM10 and DM18 of the SADMP.

## 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:

Site Plan, Scale 1:500, Dwg no. KP/FW/2

Location plan, Scale 1:1250, Dwg no. KP/FW/2

Existing & Proposed Extension Plans, Scale 1:50 & 1:100, Dwg No. KP/FW/1

Received by the Local Planning Authority on 16 May 2016.

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