

Delegated Report

Planning Ref: 25/00062/HOU

Applicant: Mr Adam Dutton

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 35 Sharpless Road Burbage Leicestershire

Proposal: Rear extension with raised patio and new roof to porch

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a single storey rear extension with an adjoining raised patio and the construction of a pitched roof to the existing porch at 35 Sharpless Road, Burbage.
- 2.2. The existing hipped roof porch would be replaced with a mono-pitched form measuring 3.48 metres to the ridge and 2.26 metres to the eaves.
- 2.3. The proposed single storey rear extension would project outwards from the existing rear elevation by a maximum of 2.50 metres and would host a width of 6.15 metres. It would host a flat roof which would host a height of 3.07 metres.
- 2.4. The adjoining raised patio would project outwards from the proposed rear elevation of the extension by 3.00 metres and would host a depth of 6.15 metres. It would host a 1.80 metre timber privacy screen to the south-west side elevation, accompanied by a stepped access with 1.10 metre high glass balustrades either side.
- 2.5. Additional alterations include the addition of a set of 5 bi-fold doors to the rear elevation of the proposed extension, with recessed roof lanterns to the proposed flat roof and the addition of a new entrance door with a set of sidelights to the existing porch.
- 2.6. The proposed external materials would match those of the existing dwelling with the exception of single ply/GRP to the flat roof of the rear extension and glass balustrades to the stairs situated within the rear amenity space.

3. Description of the site and surrounding area

- 3.1. The application site compromises a two-storey semi-detached residential dwelling situated within the settlement boundary of Burbage. The dwelling hosts a hipped roof form to the main dwelling and a matching hipped roof form to the integral garage and porch. It compromises the use of red brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows. 8 solar panels are present to the front elevation.
- 3.2. To the sites frontage sits an area of block paved hardstanding suitable to host a parking provision for up to two vehicles, accompanied by an area of landscaping and enclosed by a 0.50 metre brick wall and a 1.00 metre hedge. The land levels are observed to significantly slope the south-west.

- 3.3. The street scene compromises a mixture of bungalows and two-storey detached dwellings compromising a hipped/pitched form.

4. Relevant planning history

- None relevant.

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. Burbage Parish Council:

“Burbage Parish Council has no objections to this application.”

6.2. LCC Ecology:

“No objection.”

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3 Policy 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.
- 8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.5 The application seeks full planning consent for a single storey rear extension with an adjoining raised patio and the construction of a pitched roof to the existing porch at 35 Sharpless Road, Burbage.
- 8.6 The proposal to replace the hipped form over the existing porch with a pitched form would be a minor alteration which would see the retainment of the existing ridge and eaves height. Although, not present to the applications roof line, pitched forms can be observed within the wider street scene on various scales and would therefore not be an uncharacteristic addition. No extensions are proposed to the footprint of the structure.
- 8.7 The Councils Good Design Guide seeks to ensure 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.”*
- 8.8 The Councils Good Design Guide seeks to ensure that *“Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.”*
- 8.9 The proposed single storey rear extension would project outwards from the existing rear elevation hosting the existing kitchen by a maximum of 2.50 metres and would host a width of 6.15 metres. It would host a flat roof form which would host a height of 3.07 metres, sitting above the eaves, but below the ridge of those of the existing single storey mono-pitched roof to the existing utility, W.C. and integral garage appearing subordinate. A flat roof, isn't usually a welcomed addition within the borough especially when a flat roof does not form part of the existing dwellings form. However, as the proposal would be single storey in nature, and situated to the rear of the dwelling therefore the addition is not considered to bear any harm upon the character of the area as it would not be viewable from the main highway, Sharpless Road or from publicly accessible areas.
- 8.10 A raised patio area would be constructed directly forward of proposed extension and would replicate its proposed width of 6.15 metres. It would sit 0.55 metres above the existing rear garden level and would be enclosed by a 1.80 metres high timber side privacy screen. It would be accessed from the rear garden by a 1.80 metre wide stepped access with 1.10 metre high glass balustrades either side and is considered to be acceptable in terms of its scale, design and proposed appearance. There are other examples of raised patios at the site and neighbouring dwellings.

- 8.11 By virtue of the single storey subordinate scale, design and complementary construction materials to ensure a satisfactory external appearance, the proposed rear extension and raised platform/patio area would respect and complement the scale, character and appearance of the existing dwelling and by virtue of their siting entirely to the rear would have no visual impact in the wider street scene.
- 8.12 Additional alterations include the addition of a set of 5 bi-fold doors to the rear elevation of the proposed extension, with recessed roof lanterns to the proposed flat roof and the addition of a new entrance door with a set of sidelights to the existing porch.
- 8.13 The proposed external materials would match those of the existing dwelling with the exception of single ply/GRP to the flat roof of the rear extension and glass balustrades to the stairs situated within the rear amenity space.
- 8.14 As per the above, the proposals are appropriate additions to the dwelling which would not be prominent or result in any adverse visual impacts on the wider street scene, by virtue of this, this aspect of the proposal is considered to be in accordance with Policy DM10 of the SADMP, Policy 1 and Policy 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.15 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.16 To the south-west of the proposal sits 33 Sharpless Road, a two storey semi-detached residential dwelling. The proposed rear extension would extend 2.50 metres further than the rear elevation of no.33, and along with the privacy screen to the proposed raised decking would see a modest increase in total built form to the boundary by 1.73 metres. The nearest habitable windows outlook is already compromised by an existing brick built privacy wall to the shared boundary and bearing in mind the appropriate scale and projection the proposal would not be an over-dominant form of development. There are no side elevation windows proposed in the extension that would face towards no.33 and subject to the provision of the proposed 1.80 metre high solid timber privacy side screen to the proposed raised patio area, the proposal would not result in any significant loss of privacy to the neighbouring occupiers from potential overlooking.
- 8.17 To the north-east of the proposal sits 37 Sharpless Road, a two storey detached residential dwelling. The proposed rear extension would sit 1.06 metres behind the existing rear extension of no.37 whilst being screened by an existing 1.80 metre timber fence to the shared boundary and not hosting any openings to the immediate side elevation, by virtue this aspect would not result in any significant loss of privacy or appear overbearing to the occupiers. Notwithstanding the above, the proposed decking would have a minor impact in terms of loss of privacy to no.37 by way of the sites openness to the north-east due to the 1.00 metre timber fencing to the boundary, however, due to the minor increase in built form past no.37, the size of the plot and nature of development the proposal is considered acceptable on balance.
- 8.18 Due to its minor alteration, the alteration to the roof form to the porch would have no adverse impacts on the residential amenity or privacy of any neighbouring properties.

- 8.19 By virtue of the above, it is noted that there would be a minor impact upon 37 Sharpless Road, however, on balance the proposal would be in accordance with Policy DM10 of the SADMP, Policy 1 and 2 of the Burbage Neighbourhood Plan, and the general principles of the Councils Good Design Guide in this aspect.

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, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

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

10. Conclusion

- 10.1. The proposed development is for a property located within the settlement boundary of Burbage. 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.
- 10.2. The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area. There would be a degree of conflict with Policy DM10 of the SADMP due to the potential impacts upon neighbouring dwelling, 37 Sharpless Road, however on balance the potential impacts are considered to be outweighed and would not be severe enough to warrant refusal on this ground alone.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions

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 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 29th January 2025.

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), Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block, Site Location Plan, Drg No. Dutton-002
- Proposed Ground Floor Plan, Drg No. Dutton-013 Rev C
- Proposed Elevation, Drg No. Dutton-020 Rev A as received by the Local Planning Authority on the 29th January 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

4. Prior to first use of the raised patio area hereby permitted, a 1.80 metre high timber privacy screen shall be erected to the south western side of the patio area in accordance with the details submitted on the approved Proposed Elevation, Drg No. Dutton-020 Rev A as received by the Local Planning Authority on the 29th January 2025. Once installed, the privacy screen shall be permanently retained and so maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

a. **Notes to applicant**

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.