

Delegated Report

Planning Ref: 25/00025/HOU

Applicant: Mrs Rosalind Pickering

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 118 Lutterworth Road Burbage Hinckley

Proposal: Single storey rear extension

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 at 118 Lutterworth Road, Burbage.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation by a maximum of 5.45 metres and would host a width of 5.95 metres. It would feature a flat roof design which would measure 3.32 metres in height (including the proposed roof lantern).
- 2.3. The proposal would involve the demolition of the existing conservatory at the site.
- 2.4. Additional alterations include the addition of a roof lantern to the flat roof, the additions of a set of three bi-fold doors and a non- obscure glazed window to the south-west (rear) elevation, and the addition of an obscure glazed to the existing north-west (side) elevation of the dwelling.
- 2.5. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Burbage. The application dwelling hosts red brick and white render to the walls with a brown timber feature to the gable. Brown tiles are present to the roof and white uPVC to the windows. Forward of the principle elevation sits a block paved hardstanding and a grassed amenity area.
- 3.2. To the rear elevation of the site sits a flat roof two-storey extension and single storey conservatory, significantly viewable to the south-east of the site on Passchendaele Drive due to the sites open nature.
- 3.3. Lutterworth Road is predominantly uniform in design and scale, however varies in finish. Most of the dwellings have been subject to extensions. To the north-east of the site sits a vast amount of agricultural land.
- 3.4. The proposed scheme previously sought prior approval under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension, however, was withdrawn by the agent as the proposed enlargement would be joined to an existing enlargement of the dwellinghouse not falling under the requirements of the legislation.

4. Relevant planning history

79/02362/4M

- Extensions to house and garage
- Planning Permission
- 07.12.1979

81/00193/4

- Extension to property
- Planning Permission
- 06.03.1981

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No comments have been received.

6. Consultation

6.1. Burbage Parish Council:

"Burbage Parish Council has no objections to this application."

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 at 118 Lutterworth Road, Burbage.
- 8.6 The Council's Good Design Guide states 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."*
- 8.7 The Council's Good Design Guide states 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."*
- 8.8 The proposed single storey rear extension would involve the demolition of the existing conservatory and would host an additional 1.29 metre projection when compared to the existing built form. It would form an "L" shaped design as it would wrap around from the north-west of the dwelling hosting the previously approved two-storey flat roof element to the south-east of the dwelling hosting the lounge; and would line the entirety of the rear elevation, not extending past the existing side elevations.
- 8.9 The proposal would host a flat roof design which would host an overall height of 2.84 metres. Flat roofs should usually be avoided as they do not represent a traditional roof form prevalent in the Borough, however, as proposal would be single storey, of a subordinate scale, situated to the rear of the dwelling only being minimally viewable from a public viewpoint on Passchendaele Drive and as a flat roof form already forms part of the existing dwelling, the addition is not considered to bear any additional detrimental impacts upon the character of the area.
- 8.10 Additional alterations include the addition of a roof lantern to the flat roof, the additions of a set of three bi-fold doors and a non-obscure glazed window to the south-west (rear) elevation, and the addition of an obscure glazed to the existing north-west (side) elevation of the dwelling.
- 8.11 The proposed external materials would match those of the existing dwelling.
- 8.12 As per the above, the proposal is an appropriate addition 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

- 8.13 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

- 8.14 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.
- 8.15 The Councils Good Design Guide states that *“Where single storey development is planned, the extension may extend to the boundary of the property. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged.”*
- 8.16 The Councils Good Design Guide states that the 45 degree rule should be *“applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.”*
- 8.17 To the south-east of the site sits 120 Lutterworth Road, a two-storey semi-detached residential dwelling. The proposed extension would extend 2.00 metres further than the existing rear elevation of no.120 and the existing separation distance of 1.20 metres would be retained. Due to the plots built form the extension would breach the 45 degree rule as set out within the Councils Good Design Guide, however, as a further primary window hosting the same room is present and would not be impacted the impacts are considered to be outweighed. No openings are proposed to this elevation. As a consequence on balance, the residential amenity of 120 Lutterworth Road would be retained.
- 8.18 To the north-west of the site sits 116 Lutterworth Road, a two-storey semi-detached residential dwelling. The proposed extension would extend 0.45 metres further than the existing rear elevation of no.116 and would abut the shared boundary replicating the existing separation distance. An opening is proposed to the existing side elevation hosting the new W.C., however, it would be obscure glazed and none openable. As a consequence, there would be no impact upon the residential amenity of 116 Lutterworth Road.
- 8.19 To the south-west of the site sits the shared tarmac access hosting off-street parking and access to the rear amenity areas of 108-120 Lutterworth Road. A flat roof outbuilding and adjoining 1.50 metre brick wall sits to the rear of the site which would predominantly screen the development from view along with vegetation. The proposal would also be situated a generous 88.00 metres from the nearest dwelling to the south-west due to the existing recreational area which sits further to the south-west. By way of the above, the site is not situated in a position where it would impact the development on Passchendaele Drive from a single storey perspective.
- 8.20 By virtue of its siting, scale, design and separation distances it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide.

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.

10.1 The proposed development has been assessed and the Local Planning Authority can conclude that 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 or the neighbouring amenity of occupants surrounding the application site. 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 13th January 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies 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.

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

- Existing, Proposed Elevations, Ground Floor Plan, Block, Site Location Plan as received by the Local Planning Authority on the 13th January 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies 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.

4. The window to the existing ground floor side elevation hosting the W.C. shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policies 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.

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.