

Delegated Report

Planning Ref: 25/00248/HOU

Applicant: Mr Jim Hall

Ward: Burbage Sketchley & Stretton

Site: 3 Crownhill Road Burbage Hinckley



Hinckley & Bosworth
Borough Council

Proposal: Single storey extension to principal elevation

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 front extension at 3 Crownhill Road, Burbage.
- 2.2. The proposed front extension would project outwards from the existing front elevation by 3.00 metres and would have a width of 3.46 metres. It would have a dual pitched gable roof form which would measure 3.55 metres to the ridge and 2.55 metres to the eaves.
- 2.3. Additional alterations include the addition of a window to the front elevation.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached residential bungalow situated on a corner plot within the settlement boundary of Burbage. The dwelling comprises a predominant pitched roof form with a dual pitched forward facing gable to the front elevation and is finished in brown brick and white render to the walls, brown interlocking tiles to the roof and white uPVC to the openings.
- 3.2. There is a detached single garage with a pitched roof form located to the north-east of the main dwelling, which along with the 11.64 metre tarmac hardstanding provides the dwelling with three off-street parking spaces. The remainder of the site's frontage is accommodated by grassed amenity space with various vegetation which wraps around the dwelling to provide an enclosed private amenity space surrounded by timber boundary treatments to the rear.
- 3.3. The application dwelling and immediate neighbouring dwelling to the north-east are of a similar storey nature, differing from the wider street scene which comprises predominantly two storey detached dwellings with either integral or detached garaging to the frontage.

4. Relevant planning history

89/00795/4

- Residential development substitution of six bungalows and one house in lieu of seven dwellings
- Planning Permission

- 22.08.1989

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 application 25/00248/HOU 3 Crownhill Road, Burbage.”

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
- Policy DM18: Vehicle Parking Standards

- 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)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues

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

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 front extension at 3 Crownhill Road, Burbage.
- 8.6 The Council's Good Design Guide seeks to ensure that front extensions *"take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height."* And that they *"should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation."*
- The Council's Good Design Guide recognises that *"Corner plots play an important role in within the streetscene, and it is important to recognise that overdevelopment of these plots can create an oppressive quality which can lead to a significant change in the prevailing character of a place."*
- 8.7 The proposed front extension would project outwards from the existing front elevation by 3.00 metres, 1.00 metre larger than the recommended projection set out within the Council's Good Design. The extent of the projection would, however, not appear over dominant in relation to the existing dwelling due to its sympathetic design, its appropriate width and its complementary dual pitched gable fronted roof form with matching eaves height of 2.55 metres and subordinate ridge height of 3.55 metres and would not lead to the overdevelopment of the site's corner plot. It is also noted that the street scene does not host a set building line and therefore the proposal would not introduce an incongruous form of development within the street scene.
- 8.8 Additional alterations include the addition of a window to the front elevation.
- 8.9 The proposed external materials would match those of the existing dwelling.
- 8.10 As a result, it is considered that the proposed extension would preserve the character and appearance and thus the significance of the area and be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 To the north-east of the site sits 2 Crownhill Road, a single storey detached residential dwelling. The proposal would project outwards from the existing front elevation by 3.00 metres, however by way of the extension's single storey nature, 6.53 metre separation distance and subordinate height it is considered that the proposal would not cause detrimental impacts to neighbouring amenity in terms of loss of light or overbearing impacts. No windows are either proposed to this elevation causing no detrimental impacts upon the privacy of no.2.

- 8.13 To the south-west of the site sits 4 Crownhill Road, a two-storey detached residential dwelling. The two dwellings are separated by a highway which provides access to Norfolk Close, resulting in the extension being sited a substantial 19.06 metres from no.4 whilst hosting no additional openings to the immediate facing elevation. The proposal therefore would not cause detrimental impacts to neighbouring amenity of no.4 in terms of loss of light or overbearing impacts, or loss of privacy.
- 8.14 To the north of the site sits 17 Crownhill Road, a two-storey detached residential dwelling. The proposal would be sited 29.04 metres from no.17 and the proposed opening would replicate that of the existing. It is therefore considered that by virtue of this separation distance, that there would not be any significant adverse impacts to the amenity of these neighbouring occupants.
- 8.15 By virtue of the above, the proposals 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 and are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide. No objections have been received.

Impact upon parking provision

- 8.16 Policy DM18 of the adopted SADMP seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.17 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.18 The Councils Good Design Guide seeks to ensure that *“Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene.”*
- 8.19 The site currently provides three off-street parking spaces, one within the detached single garage and two on the 11.64 metre tarmacadam hardstanding. The proposed extension would not increase the number of bedrooms, but would result in the loss of space to the sites frontage. Notwithstanding this, by way of the proposals sitting the parking provision would not be impacted and therefore the provision would remain adequate to serve the existing/resulting three bedroomed bungalow.
- 8.20 By virtue of the above, the application complies with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2024).

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. It would neither have any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide 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 12th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1, DM10 and DM18 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:

- Site Location Plan
 - Block Plan
 - Existing, Proposed Ground Floor Plan, Section, Elevations, Drg No. 000_GA_kitchen_JHall_LE102LD
- All as received by the Local Planning Authority on the 12th March 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide.

11.3 **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.