

Delegated Report

Planning Ref: 24/01011/HOU

Applicant: Mr Eburne

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Acrefair 12 Sketchley Lane Burbage Leicestershire

Proposal: Single storey rear extension, infill extension to front elevation and detached double garage

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for single storey front and rear extensions and a detached double garage within the site frontage to a dwelling, known as Acrefair, 12 Sketchley Lane, Burbage.
- 2.2. The proposed single storey front extension would be constructed between two existing forward projections. It would be 3.9 metres in width and 4.5 metres in depth and have a dual pitched gable fronted roof form with matching 2.25 metres eaves height as the main roof and a subordinate ridge height of 3.7 metres. The front elevation would be constructed with a low level wall with Oak frame and infill glazing above. The proposed single storey rear extension would extend 3 metres in depth flush with the side elevation and extend 8.2 metres in width across the rear elevation to adjoin the side of an existing rear projection. It would have a part hipped pitched roof of 4.8 metres in width and with a matching 2.25 metres eaves height as the main roof and subordinate ridge height of 4.2 metres and a part flat roof to a height of 3.2 metres with a flat profile roof lantern.
- 2.3. The proposed detached double garage would be located within the site frontage set back 2.7 metres from the highway boundary and adjacent to an existing detached garage to the east. It would have internal dimensions of 7 metres in width and 6 metres in depth and a hipped roof form with an eaves height of 2.25 metres and ridge height of 4.5 metres. It would have an up-and over garage door facing across the site frontage.
- 2.4. Matching corresponding external materials and are proposed in their construction along with Oak framing to the proposed entrance hall and matching horizontal timber cladding panel to replace the existing white painted vertical timber cladding panel on the front elevation.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Burbage to the north side of Sketchley Lane. It is a traditionally styled detached bungalow with hipped pitched roof form including two forward projections and a rear projection. It is constructed with plain red facing bricks, small plain brown concrete roof tiles and white uPVC windows and doors. The bungalow is set back over 11 metres from the highway boundary and the site provides ample off-street parking on the side driveway and loose stone surfaced site frontage. The rear garden is enclosed by 2 metres high solid timber fence panels.

- 3.2. The application dwelling is located between a row of detached two storey dwellings to the east and detached individually designed hipped roof bungalows/dormer bungalows to the west that are set well back from the highway and many of which have detached garaging within their site frontage.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objection has been received from Burbage Parish Council.

7. Policy

- 7.1. Burbage Neighbourhood Development Plan (BNDP) 2015-2026 (2021)
- No relevant policies
- 7.2. Core Strategy (2009)
- No relevant policies
- 7.3. Site Allocations and Development Management Policies (SADMP) 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) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within urban settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon parking provision
 - Biodiversity

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP 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. Burbage Neighbourhood Development Plan (BNDP) contains no relevant policies for domestic extensions but refers to the materials, design and scale of extensions and alterations being compatible with the original building (Para. 15.3). The Council's adopted Good Design Guide (GDG) provides further advice in respect of the siting and design of a variety of house extensions.

- 8.3 In respect of rear extensions, the adopted GDG suggests 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.' and,

'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.'

- 8.4 The proposed single storey rear extension would extend for an appropriate depth of 3 metres flush with the side elevation and extend for an appropriate width of 8.2 metres across the rear elevation to adjoin the side of an existing rear projection. It would have a part hipped pitched roof to the same 4.8 metres width, 2.25 metres eaves height and 4.2 metres ridge height as the existing rear projection and a part flat roof to a height of 3.2 metres with a flat profile roof lantern between. By virtue of its width, depth and height, the proposal would appear as a clearly subordinate addition to the existing dwelling. Notwithstanding that flat roofs do not form part of the original design of the dwelling, the proposal would be to the rear elevation between two hipped pitched roofs and within a well enclosed rear garden where it would not be a visually prominent feature. Matching corresponding external materials and are proposed in the construction which would ensure a uniform appearance.

- 8.5 In respect of front extensions, the adopted GDG suggests that:

'front extensions.... should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'

- 8.6 The proposed single storey front extension would be constructed between two existing forward projections and would be set back from both. It would have a clearly subordinate width of 3.9 metres and depth of 4.5 metres and would sit comfortably within the front elevation. It would have a dual pitched gable fronted roof form with matching 2.25 metres eaves height as the main roof and a clearly subordinate ridge height of 3.7 metres that would sit between two adjacent pitched hipped roofs of higher and similar height. By virtue of its width and height the proposal would appear as a clearly subordinate addition to the existing dwelling. Notwithstanding the contrasting gable fronted design, this together with the proposed low level wall with Oak framed glazing above would result in a complimentary feature entrance hall of acceptable design and would not be overly prominent within the street scene by virtue of its appropriate scale and set back of over 15 metres from the highway boundary. New matching horizontal timber cladding panel would replace the existing white painted vertical timber cladding panel on the front elevation of the bungalow and result in a minor enhancement.

- 8.7 The adopted GDG suggests that: *'Garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene.'*

- 8.8 In this case, the proposed detached double garage would be located forward of the dwelling within the site frontage. It would have appropriate internal dimensions of 7

metres in width and 6 metres in depth and an appropriate hipped roof form with a matching eaves height of 2.25 metres and subordinate ridge height of 4.5 metres. It would have an up-and over garage door with brick soldier detailing above facing across the site frontage. Matching corresponding external materials and are proposed in the construction which would ensure a uniform appearance. Notwithstanding that the siting would be in conflict with the adopted GDG for garages, in this case the proposal would be located adjacent to an existing detached garage and characteristic of the surrounding area where a majority of the dwellings along this section of Sketchley Lane have detached garaging within the site frontages, some screened by hedgerows or walls and some unscreened. In this case the proposed garage would be set back by 2.7 metres from the highway boundary and there is currently some soft landscaping across the front boundary. Given its siting adjacent to the neighbouring garage and prevalence of frontage garaging along Sketchley Lane, it is considered that the proposal would not result in an over dominant structure within the street scene in this particular case.

- 8.9 By virtue of their siting, scale, design and subject to the proposed use of matching corresponding external materials and complementary timber framing and cladding in the construction to ensure a satisfactory and unified appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general design principles of the BNDP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 The proposed single storey front extension would be screened from both neighbouring dwellings by the existing structures either side. The proposed single storey rear extension would be screened by the existing structure to the west and by the existing 2 metres high solid timber panel fencing and 4 metres high soft landscaping within the neighbouring garden to the east. The proposed detached garage would be located adjacent to the neighbouring detached garage and offset from the front elevation of the neighbouring dwelling to the east by 4 metres.
- 8.12 By virtue of their siting, scale, design, existing screening and separation distances it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on, or loss of privacy to, the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the principles of the adopted Good Design Guide. No objections to the proposals have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 The proposals would result in a three bedroomed dwelling, the master having enhanced en-suite and dressing facilities. The local highway authority design guide would seek a minimum of two off-street parking spaces within the site to serve a dwelling of this size. The proposals would comfortably provide a minimum of four off-street parking spaces within the proposed double garage and loose stone surfaced driveway/site frontage. This level of provision would therefore remain adequate to serve the resulting three bedroomed dwelling in this highly sustainable

urban setting with easy access to a full range of services and facilities by alternative more sustainable transport means. Therefore, the proposals are considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.15 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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.
- 9.4 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).

10. Conclusion

- 10.1. The proposals relate to extensions and alterations to an existing dwelling located within the urban settlement boundary of Burbage where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of their siting, scale, design and appearance it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. By virtue of their siting, scale, design, screening and separation distances it is considered that the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking of a minimum of four spaces and private amenity space of approximately 165 square metres would be retained within the site to serve the resulting three bedroomed bungalow. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general design principles of the Burbage Neighbourhood Development Plan and the

adopted Good Design Guide and are 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan and Proposed Block Plan Drawing No. 120, Proposed Ground Floor Plan and Proposed Roof Plan Drawing No. 110 Rev B and Proposed Elevations Drawing No. 111 Rev B received by the local planning authority on 1 November 2024.

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 extensions and alterations hereby permitted shall be in accordance with the details provided on the approved Proposed Elevations Drawing No. 111 Rev B received by the local planning authority on 1 November 2024 and shall match the corresponding materials of the existing dwelling.

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).

11.3 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 building.control@blaby.gov.uk or call 0116 272 7533.