

Delegated Report

Planning Ref: 25/00178/HOU

Applicant: Mr Karl Boshell

Ward: Burbage Sketchley & Stretton

Site: 78 Coventry Road Burbage Hinckley



Hinckley & Bosworth
Borough Council

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 78 Coventry Road, Burbage.
- 2.2. The proposed single storey rear extension would project outwards from the existing rear elevation hosting the study area by 5.76 and would project outwards from the existing rear elevation hosting the kitchen by 4.00 metres. It would have a maximum width of 4.00 metres and would have a pitched roof form measuring 5.04 metres to the ridge and 2.39 metres to the eaves.
- 2.3. Additional alterations include the addition of one Velux rooflight to the eastern side elevation along with a set of French doors, the addition of two Velux rooflights to the western side elevation and the addition of a set of four bi-fold doors and gable glazing to the northern rear elevation.
- 2.4. The proposed external materials would match those of the existing dwelling with the exception of powder coated aluminium to the openings.

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 has a prominent pitched roof form which a forward facing gable set between the mid of the application dwelling and adjoining neighbouring dwelling. It has red facing brick to the walls, brown tiles to the roof and white uPVC to the openings.
- 3.2. To the sites frontage sits a large area of block paved hardstanding enclosed by a mixture of vegetation. The hardstanding can be seen to extend to the side of the dwelling providing access to the detached single storey garage.
- 3.3. The properties along Coventry Road contain a mix of various detached and semi-detached dwellings, many of which have been subject to various forms of extensions and alterations since original construction.

4. Relevant planning history

95/00373/FUL

- Extension to dwelling and re-siting of existing garage
- Planning Permission

- 21.06.1995

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."

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 78 Coventry Road, Burbage.
- 8.6 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.”*
- 8.7 The proposed single storey rear extension would project outwards from the existing rear elevation hosting the study by 1.76 metres, infilling the rear corner of the dwelling and as such would only extend beyond the furthest part of the existing rear elevation to which it would be attached to by 4.00 metres. It would have an appropriate width of 4.00 metres and would be set in from either side elevation being entirely screened from Coventry Road. It would feature a gabled roof form to reflect the form of the existing two gables to the rear elevation and would host an appropriate eaves and ridge height.
- 8.8 Additional alterations include the addition of one Velux rooflight to the eastern side elevation along with a set of French doors, the addition of two Velux rooflights to the western side elevation and the addition of a set of four bi-fold doors and gable glazing to the northern rear elevation.
- 8.9 The proposed external materials would match those of the existing dwelling with the exception of powder coated aluminium to the openings. The proposed introduction of powder coated aluminium is not, however, considered to bear any impacts upon the character of the dwelling or area as it would be screened entirely from Coventry Road along with there being no defined finish within the street scene.
- 8.10 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies 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 adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the Site Allocations and Development Management Policies DPD 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 The Councils Good Design Guide seeks to ensure that *“The 45 degree rule is 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.”*
- 8.13 To the west of the site sits, 80 Coventry Road, a two-storey semi-detached residential dwelling adjoining the application dwelling. The proposal would host no openings to the immediate side elevation, however, would extend 1.92 metres further than the rear elevation of no.80. The nearest opening adjacent to the proposal is a set of French doors serving a habitable room (kitchen/diner) which in most cases requires the 45 degree to be applied given the projection and close proximity of the extension, but as the opening is not the only main source of light to

the habitable room as an additional window is also present to this elevation there is not considered to be any loss of light. Notwithstanding this, it should be noted that as the centre of the French doors would be set in from the main dwelling by 1.57 metres compliance with the 45 degree rule would still be achieved. A scheme for a single storey rear extension (reference: 25/00250/HOU) is currently pending consideration at the site nevertheless the proposed extensions would not result in any further impacts upon no.80 even if approved due to its situation to the west of the existing single storey structure.

- 8.14 To the east of the site sits, 76 Coventry Road, a two storey detached residential dwelling. The proposal would not extend beyond the building line of the application dwelling and would be in a position where it would be screened entirely by the application dwelling due to the significant setback distance hosted by no.76. By virtue of this, the proposal would not bear any adverse impacts upon the neighbouring occupiers of no.76.
- 8.15 The proposal would be situated a minimum of 30.01 metres from the shared boundary to the north which along with the existing vegetation in place would bear no impacts upon the occupiers of 10 Cotes Road, Burbage.
- 8.16 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 Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. No objections have been received from any neighbouring properties.

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 has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy 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 25th February 2025.

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

- Site Location Plan
- Block Plan
- Proposed Floor Plans, Elevations, Drg No.25002-05
All as received by the Local Planning Authority on the 25th February 2025.

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

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.

