

Delegated Report

Planning Ref: 24/01130/HOU

Applicant: Mr Lewis Parris

Ward: Burbage Sketchley & Stretton

Site: 52 Grange Drive Burbage Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Two storey side 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. This householder application seeks planning permission for a two storey side extension to a dwelling, 52 Grange Drive, Burbage.

2.2. The proposed two storey side extension would extend 3 metres in width from the side elevation of the dwelling. It would be constructed flush with the front canopy porch/store at ground floor which extends 0.6 metres forward of the main front elevation and extend 8.6 metres in depth at ground floor to be flush with the rear elevation. It would be set back by 0.8 metres from the main front elevation at first floor and extend 7 metres in depth to be flush with the rear elevation. It would have a dual pitched gable sided roof form with matching eaves height as the main roof but a subordinate ridge height of 7 metres (0.3 metres lower than the main ridge). It would have a lean-to roof between the ground and first floor to the front elevation that would link with the existing front canopy porch. It is proposed that the extension would be constructed with matching corresponding external materials as the existing dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Burbage on a large residential estate and to the south side of Grange Drive. It is a two storey end terraced house with dual pitched gable sided main roof form and front canopy porch/store with lean-to roof to the front elevation. It is constructed of red multi, rough surfaced facing bricks, grey concrete interlocking roof tiles and white uPVC windows. There are two off-street parking spaces on 6 metres deep and 5 metres wide loose stone surfaced hardstanding within the site frontage and additional off-street parking available within a shared tarmac surfaced parking court to the rear of the terrace. The front garden is open plan, the side/rear garden is enclosed by 2 metres high solid close boarded timber fencing.

3.2. The application dwelling forms the western end of a terrace of four two storey houses of the same design. There is a service access to the west of the site serving the rear gardens of two storey detached and semi-detached houses. The aforementioned shared parking court lies to the south.

4. Relevant planning history

None.

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 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) (2024)
- 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 provides further advice in respect of the siting and design of various forms of house extensions and states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions)

unless in design terms this in itself would create an imbalance in the overall design of the property.'

- 8.3 Rather than being setback, the proposed two storey side extension would extend 0.6 metres forward of the main front elevation at ground floor to be flush with the existing front canopy porch/store. However, it would have an appropriate setback of 0.8 metres from the main first floor front elevation exceeding that required by the adopted GDG. It would have an appropriate dual pitched gable sided roof form to reflect that of the main roof with appropriate matching pitch and eaves height as the main roof and a clearly subordinate ridge height of 7 metres (0.3 metres lower than the main ridge). It would also have appropriate depths of 8.6 metres at ground floor and 7 metres at first floor to be flush with the rear elevation. An appropriate lean-to roof of matching pitch would be constructed across the front ground floor elevation to link with the existing front canopy porch/store roof and integrate the extension to the existing dwelling. The design includes appropriately proportioned and aligned fenestration that together with the proposed use of matching corresponding external materials as the existing dwelling in its construction to ensure a satisfactory and unified appearance.
- 8.4 The proposed two storey side extension would extend 3 metres in width from the side elevation of the dwelling which would exceed half the 4.4 metres width of the existing dwelling. However, notwithstanding this, by virtue of the setback at first floor and subordinate roof ridge, it is considered that the proposal would nevertheless appear as an appropriately proportioned addition that would not overwhelm the existing dwelling, unbalance the terrace to any significant degree, or result in any significant adverse visual impacts upon the character or appearance of the surrounding area.
- 8.5 By virtue of the siting, scale, design and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and the Burbage Neighbourhood Development Plan.
- Impact upon neighbouring residential amenity
- 8.6 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.
- 8.7 The proposed two storey side extension would extend the side gable 3 metres closer to the rear elevations of the neighbouring two storey dwellings to the west (Nos. 46/48). However, a separation distance of over 14 metres would still be retained between their rear elevation habitable room windows and the new gable which would be in accordance with the Council's adopted Good Design Guide standards for back to side separation distances. The proposal would also be 7 metres from the neighbouring rear garden boundaries. The proposal includes a window in the new side gable elevation at first floor but this serves a bathroom and is proposed to be obscurely glazed and non-openable below a height of 1.7 metres above the floor level of the room. This would be acceptable to ensure no significant loss of privacy to the neighbouring occupiers rear gardens from direct overlooking and can be conditioned to be fitted and thereafter maintained at all times.
- 8.8 By virtue of the siting of the proposal to the far west side elevation, it would have no adverse impacts on the privacy or residential amenity of the occupiers of the adjoining terraced neighbouring dwelling to the east (No. 54). The proposed rear

elevation windows would face towards a shared parking court and the front elevation windows would face across the public highway and along Oak Close and therefore would have no adverse impacts on the privacy or residential amenities of any other neighbouring occupiers.

- 8.9 By virtue of the siting, scale, design and separation distances and subject to the proposed use of obscure and fixed glazing were necessary, it is considered that the proposal would not result in any significant adverse impacts upon the privacy or residential amenities of the occupiers of any neighbouring dwellings. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon highway safety

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposal would result in the provision of two additional bedrooms and a four bed roomed dwelling. The local highway design guide would seek the provision of a minimum of three off-street parking spaces to serve a dwelling of this size. There are currently two off-street parking spaces of appropriate depth and width on the 6 metres deep and 5 metres wide loose stone surfaced hardstanding within the site frontage. There is also additional off-street parking space available to serve the dwelling within a shared tarmac surfaced parking court to the rear of the terrace, although this is more remote. It would be possible to condition the provision of a further parking space to the site frontage as there is sufficient space to do so, however, in view of the availability within the parking court this is not considered to be necessary in this particular case. The level of existing provision is considered to be adequate to serve the resulting four bed roomed dwelling in this highly sustainable suburban setting with easy access to a full range of services and facilities by alternative more sustainable transport means. The proposal is therefore considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.12 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 proposal relates to an extension and alteration 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 (2024).
- 10.2. By virtue of the siting, scale, design and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. By virtue of the siting, scale, design and separation distances and subject to the proposed use of obscure and fixed glazing were necessary, it is considered that the proposal would not result in any significant adverse impacts upon the privacy or residential amenities of the occupiers of any neighbouring dwellings, Adequate off-street parking of a minimum of three spaces and private rear amenity space of over 110 square metres would be retained to serve the resulting four bedroomed dwelling. The proposed extension and alteration is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and Burbage Neighbourhood Development Plan and 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan at scale 1:1250 and Block Plan Drawing No. TQRQM24348111920680 received by the local planning authority on 13 December 2024 and Proposed Floor Plans, Proposed Roof Plan and Proposed Elevations Drawing No. 000_GA_LParrey_LE102JT received by the local planning authority on 19 December 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 extension and alterations hereby permitted 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).

4. The first floor bathroom window in the west elevation of the extension hereby permitted (facing 48 Grange Drive, Burbage) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below a minimum height of 1.7 metres above the floor level of the room that it serves in accordance with the approved Proposed Elevations Drawing No. 000_GA_LParrey_LE102JT received by the local planning authority on 19 December 2024. 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 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.