

Delegated Report

Planning Ref: 23/00793/HOU

Applicant: Mr & Mrs S Cash

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 177 Sketchley Road Hinckley Leicestershire LE10 2DY

Proposal: Part two storey and part single storey rear extension and alteration to dwelling

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 full planning permission for a part two storey and part single storey rear extension and alterations to a dwelling, 177 Sketchley Road, Burbage.

2.2. The proposed two storey rear extension extends 4.05 metres from the main rear elevation to a width of 5.27 metres on the ground floor. The first floor extension measures 3.71 metres in depth and 4.04 metres in width to create a bedroom. Both floors of the proposed extension have a flat roof and two roof lanterns to the ground floor roof. The two storey extension element of the proposal has a flat roof at a height of 5.40 metres and the single storey has a flat roof at a height of 3 metres, integrating well to the rear of the dwelling. The other alteration to the dwelling is the addition of windows the west elevation of the existing dwelling. The proposed extension is 1.4 metres away from the west boundary of the site and extends to the east boundary fence. The extension is constructed with render and uPVC to match existing.

2.3. The proposed development follows an amendment of previous planning permission 22/00119/HOU.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Burbage in a residential area. It is a two storey semi-detached situated within a row of similar two storey semi-detached hipped roof houses with traditional styling. The property is originally constructed with a hipped roof form but has been extended to a gable sided roof form with a box dormer to the rear roof elevation. It has a ground floor elevation bay window with flat roof and a single storey extension with lean to roof across the full width of the rear elevation. The application dwelling is constructed of red facing bricks with a white roughcast rendered panel with red brick quoins to the front elevation at first floor and white render to the rear, brown flat concrete roof tiles and white uPVC windows. The site frontage is 8 metres deep, entirely hard surface with block paving and provides off-street parking for two vehicles. The rear garden is enclosed predominantly by 1.8 metres high close boarded timber fencing.

4. Relevant planning history

22/00119/HOU

- Two storey and single storey rear extension and associated alterations
- Planning Permission
- 04.05.2022

12/00141/HOU

- Extension and alterations to dwelling.
- Planning Permission
- 17.05.2012

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

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).
- 8.3. The 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. Where there are no public views into a site, a fully integrated two storey extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.'

- 8.4 The proposed two storey rear extension extends 4.05 metres from the main rear elevation to a width of 5.27 metres on the ground floor to create a living room. The first floor extension measures 3.71 metres in depth and 4.04 metres in width to create a bedroom. The first floor extension is set away from 175 Sketchley Road by 1.8 metres. The two storey extension element of the proposal has a height of 5.40 metres and single storey has a height of 3 metres, integrating well to the rear of the dwelling. In comparison to the previous extension, the proposed extension has a lower height. The proposed extension is 1.4 metres away from the west boundary of the site and extends to the east boundary fence.
- 8.5 As a result of its location to the rear, it does not create any adverse visual impact to the character of the area. The extension remains subordinate to the existing dwelling in terms of its height, mass, and design. Both floors of the proposed extension have a flat roof and two roof lanterns to the ground floor roof. This follows an amendment to the previously approved plans which had a dual pitched roof. The flat roof design is an existing characteristic of the dwelling. The flat roofs and roof lantern have no significant impact on the character of the area.
- 8.6 The dwelling has a long garden and therefore does not cause overdevelopment. The addition of windows the west elevation of the existing dwelling does not significantly affect the character of the dwelling or result in any form of overlooking due to the fact that none of the windows are to habitable rooms and face the blank elevation of the adjacent dwelling.
- 8.7 By virtue of its siting to the rear, reduction in height and similar scale to the previously approved plan, appropriated depth and width, the proposal integrates well to the existing extension, respects the scale, character and appearance of the existing dwelling and uses matching external materials in its construction to ensure a satisfactory and unified appearance. The proposal is therefore considered to be in accordance with Policies DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development Plan.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 The adopted Good Design Guide states:
- 'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'*
- 8.10 The first floor extension extends 1.8 metres from the east boundary to property 175 Sketchley Road. At the ground floor, it extends to the boundary line, having similar height to the mono pitched roof single storey rear extension to 175 Sketchley Road.

The ground floor extension coupled with the single storey extension at 175 Sketchley Road does not result in any significant impact on each other. They have similar heights but different roof designs and the extension at 177 Sketchley Road is only slightly longer than the extension at 175 Sketchley Road. The flat roof extension at 177 Sketchley Road matches the eaves of the extension at 175 Sketchley Road. There is no significant impact on both properties in terms of overbearingness, overlooking, or loss of privacy. The first floor is set away from the east boundary and therefore reduces the level of overbearing impact on adjoining property. As a result of this, a 45 degree line taken from the first floor window to the rear of 175 Sketchley Road is not crossed by the first floor extension. There is no side window in the east of the proposed extension. Due to the orientation of the site, there is no loss of light to the rear gardens of 175, 177 and 179 Sketchley Road.

- 8.11 The property at 179 Sketchley Road is approximately 2.5 metres from 177 Sketchley Road. 179 Sketchley Road has two windows to the side and rear elevation. The application site also introduces windows to the west side elevation but these are to stairs, a bathroom and a study and so are not windows to habitable rooms. As a result of the distance between both properties and the orientation of the sun, there is no significant overbearing impact, loss of privacy and loss of light to the adjoining property.
- 8.12 The proposed extension does not have any significant adverse impact on neighbouring properties by virtue of its siting, scale, separating distance, and orientation of the site. There is no significant adverse overbearing or overshadowing impact on adjoining properties and amenity spaces. The extension is considered to be in accordance with the adopted SADMP and the adopted Good Design Guide. No objections to the proposal 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 front hardstanding at the application site has the capacity to accommodate two off-street parking spaces. The extension does not provide additional bedroom. The existing parking provision is not affected, and the provision is in accordance with the local highway authority design guide to serve the three bedroomed dwelling. The application site is located in a sustainable urban setting with easy access public transport. The proposal is considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority 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.
- 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 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. The proposed extension is considered to be acceptable in terms of scale, design, and appearance and does not result in any significant adverse impact on the character of the area and the wider street scene. The proposal retains adequate private rear amenity space and parking to serve the dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the 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, Block Plan, Proposed Floor Plans and Elevations Drawing Number: Planning 01 received by the local planning authority on 14 August 2023.

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 match the corresponding materials on the approved plans and elevation.

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).

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. This planning permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring. The Applicant is advised that notwithstanding this planning permission, a separate application will be required to be made to the Local Highway Authority to facilitate the dropped kerb access. Further information can be found at <https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>.