

Delegated Report

Planning Ref: 24/00300/HOU

Applicant: Mr Adam Blount

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 16 Forresters Road Burbage Leicestershire

Proposal: Loft conversion with hip to gable alterations to roof, a dormer to the rear, additional window and rooflights.

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 loft conversion including a hip to gable roof extension and increase in roof ridge height and a dual pitched roof dormer to the rear roof elevation to enable the provision of habitable loft accommodation along with other related alterations to a two storey detached dwelling, 16 Forresters Road, Burbage.
- 2.2. The main roof ridge would be increased by 1 metre to a new height of 9 metres and with a slightly steeper pitch as a result of the eaves remaining at the existing height. Both the side gables are proposed to be built up and finished in semi smooth off white/light grey render to ensure a unified finish. Matching roof tiles are proposed. The amended proposed dual pitched roof dormer window on the rear roof elevation would have a width of 6.2 metres, be set in from both side roof edges by 0.3 metres and be set back 0.37 metres from the rear roof edge. The height of the dormer roof ridge would sit marginally below that of the new main roof ridge. The dormer is proposed to be constructed with hanging tiles to match those of the main roof and matching uPVC windows and side roof lights. Two new roof lights are also proposed to the front roof elevation together with a new gable fronted pitched roof over the front bay windows and other alterations to side elevation windows. The existing brick chimney stack to the side elevation would be retained, that to the rear would be removed.
- 2.3. Amended plans have been received to address concerns raised in respect of the scale and mass of the proposed rear dormer. Given the reduction in scale and mass of the proposed rear dormer and only marginal further increase to the main ridge height (0.25 metres) and no previous objections being raised during the consultation process, no further consultations are considered to be necessary or have been undertaken.

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 detached house with hipped (pyramidal) roof form and two brick chimney stacks, one to the side and one to the rear. It has a traditional design with two storey front bay windows with subordinate hipped pitched roof above and an integral recessed porch with arched brick headers. There is a single storey extension with lean-to roof extending across the entire rear elevation and a narrow side extension with flat roof form. The dwelling is constructed with red/dark brown multi facing bricks, red/brown plain clay roof tiles and off-white uPVC windows. There is a detached garage with flat roof form set back to the side

and rear of the dwelling and a shared side driveway. The site also provides a two further off-street parking spaces on the garage forecourt and loose stone surfaced site frontage. To the rear there is a long garden enclosed by fencing and planting that provides over 400 metres of private amenity space.

- 3.2. This part of Forresters Road is characterised by dwellings of varied scale, ridge lines, designs, styles and appearance. These include both hipped roof and gable sided dwellings of predominantly traditional styling but also some more modern designs and styles. There is also a mix of red brown facing bricks and a variety of renders including smooth render of either white or off-white/cream colours and pebble-dash render. To the north of the long enclosed rear garden there is a public footpath with school playing fields beyond.

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) (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). The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and in respect of roof extensions states:
- 'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene. Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity and should reflect the window pattern of the dwelling. Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented.'*
- 8.3 The proposal seeks to raise the ridge height of the existing dwelling with the eaves height remaining the same. There are already wide variations in ridge heights within the street scene by virtue of the variation in the scale and roof forms of dwellings in the vicinity which range between bungalows, dormer bungalows and two storey dwellings of both hipped roof and gable sided roof form, including those either side of the site. By virtue of this and the proposed modest increase of only 1 metre in the ridge height (to 9 metres in total) and, importantly, no proposed increase in the eaves height, it is considered that the proposed hip to gable roof extension would not appear out of scale or character with neighbouring dwellings or have any significant adverse visual impacts on the character or appearance of the surrounding area.
- 8.4 The amended proposed dual pitched roof dormer window on the rear roof elevation would have a width of 6.2 metres but would be set in from both side roof edges by 0.3 metres, be set back 0.37 metres from the rear roof edge and would be marginally subordinate in height to the new main roof ridge. Whilst it would cover a majority of the roof slope it would nevertheless retain the definition of the roof verges of the new side gables and retain the two storey character of the application dwelling. It would also be located to the rear where it would not be an overly prominent feature within the wider street scene or surrounding area, albeit that a side view would be visible above the roof of the adjacent 1½ storey box dormer bungalow to the west. The single large full height opening to the centre of the rear elevation of the dormer does not reflect the smaller proportions of the more regular sized windows below it but is not considered to be unacceptable in design terms given its position to the rear facing the applicants long rear garden and the extensive school playing fields beyond.
- 8.5 The proposed subordinate dual pitched gable fronted roof over the existing bay windows would reflect that above other similar features within the street scene and rooflights are also a characteristic feature of the wider street scene and therefore by virtue of their appropriate size the proposed new roof and roof lights within the front

roof slope would reflect the character and appearance of neighbouring development within the street scene and would therefore be acceptable in design terms.

- 8.6 Both the side gables are proposed to be built up and finished in semi smooth off white/light grey render to avoid any mismatched brickwork and ensure a more satisfactory and unified appearance. The proposed rear dormer and roof alterations are proposed to be constructed with matching roof tiles and hanging tiles to match those of the main roof along with matching uPVC windows and roof lights. The existing brick chimney stack to the side elevation which contributes positively to the character of the dwelling would be retained but that to the rear which is not visible within the street scene would be removed. It is considered that the proposed external materials would ensure a satisfactory and unified appearance and would have no adverse visual impacts on the character or appearance of the application dwelling or the already varied street scene and would therefore be acceptable.
- 8.7 By virtue of the siting, amended scale and design and subject to the proposed use of satisfactory matching and complementary external materials, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts on the character or appearance of the street scene or surrounding area. The proposals are therefore considered to be acceptable in design terms and in accordance with Policy 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 application dwelling is constructed on a similar original building line to the dwellings either side which have both been extended to their rear with single storey extensions and conservatories which face northwards. Neither neighbouring dwelling has any principal habitable room windows in their rear side elevations facing the site. The proposed modest increase in the main roof ridge height and the hip to gable roof extensions would be located adjacent to the side elevations of the neighbouring dwellings and the amended proposed rear dormer would be set in from both side elevations and the main rear elevation. By virtue of their siting and amended scale and design, it is considered that the proposals would have no significant adverse overbearing or overshadowing impacts on the residential amenity of the neighbouring occupiers either side. The full height window in the rear elevation of the proposed rear dormer face directly into the applicants own long rear garden and are set well in from the boundaries either side and therefore would not result in any significant or additional potential direct overlooking to the rear gardens of the neighbouring dwellings than the existing first floor windows below them.
- 8.10 By virtue of the relative siting and amended scale and design, 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 and that the proposals are therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of the Council's adopted Good Design Guide. No objections have been received from any neighbouring occupiers.

Impact upon parking provision

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

- 8.12 The proposals would result in an additional (fourth) bedroom. The local highway authority design guide would therefore seek a minimum of three off-street car parking spaces to serve the resulting dwelling. The existing off-street parking provision of three spaces within the detached garage, its forecourt and the loose stone surfaced site frontage would be unaffected and retained. This level of provision would therefore remain adequate to serve the resulting four bedroomed dwelling in this highly sustainable urban location with easy access to a full range of services and facilities by alternative and more sustainable transport means. The proposals are therefore 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 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 the siting, amended scale and design and subject to the proposed use of satisfactory matching and complementary external materials, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant adverse impacts on the character or appearance of the street scene or surrounding area or the residential amenity or privacy of any neighbouring properties. Adequate off-street parking for three vehicles would be retained along with more than adequate private amenity space of over 400 square metres to serve the resulting four bedroomed dwelling. The proposals are 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 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 No. TQRQM24086100720084 received by the local planning authority on 28 March 2024 and Proposed Floor Plans, Roof Plan and Elevations Drawing Sheet 1 of 2 Rev 02 received by the local planning authority on 15 May 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 shall be in accordance with the external materials details provided within the submitted Planning Application form, the approved Proposed Elevations Drawing Sheet 1 of 2 Rev 02 received by the local planning authority on 15 May 2024 and the email from the agent dated 15 May 2024 and shall match the corresponding materials of the existing dwelling where stated.

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.