

Delegated Report

Planning Ref: 23/00968/HOU
Applicant: Mr & Mrs Smith
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 23 Trevor Road Hinckley Leicestershire LE10 1JD

Proposal: Loft conversion to create a gable end roof and rear roof dormer

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 to convert the existing loft space, create a new gable end roof and insert a new dormer. There is no increase in the ridge and eaves height of the dwelling.
- 2.2. The loft space creates a bedroom and Juliet balcony to the rear of the dwelling. The box dormer protrudes 2.3 metres from the ridge of roof and approximately 0.3 metres away from the edge of the roof slope. It is set in from both side roof edges by 0.22 metres. There is no increase in the height of the dwelling. The dwelling has an eaves height of 4.8 metres and ridge height of 8.2 metres. The proposed flat roof box dormer has a width of 5.47 metres.
- 2.3. The gable, wall, roof, window and door are proposed to be built up in matching materials. The proposal includes three roof lights and a window to the side and rear elevation of the roof.

3. Description of the site and surrounding area

- 3.1. The application dwelling lies within the urban settlement boundary of Hinckley on a residential estate. It is a two storey detached house with a hipped roof form and sits between two detached dwellings with hipped roofs. The dwelling is not listed and not within a conservation area. It is faced with bricks at the front elevation, render to the side, roof tiles and white uPVC windows and doors. The dwelling has a front hardstanding driveway.
- 3.2. The surrounding street scene has a number of detached and semi-detached dwellings, two storey and bungalows with similar design and different roof designs.

4. Relevant planning history

None relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comment received as a result of the publication.

6. Consultation

- 6.1. No other consultations necessary or undertaken.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies

7.2. 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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF 2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and states that:

8.3 *'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.'*

8.4 The proposal seeks to retain the roof height, change the roof from hipped to gable end roof on both sides of the building and create a loft space. The dormer loft space creates a bedroom of modest dimensions with a window and a Juliet balcony to the rear. The window lines up with that on the first floor and the new Juliet balcony does not impact on the character of the dwelling. The street scene has a number of hipped and pitched roof designs. They have similar heights and vertical rhythms of roof design. The proposed roof design is not harmful to the appearance, character and scale of the existing dwellings as matching material are proposed for the extension. It follows the existing roof design opposite the application site and found elsewhere on the street. A roof dormer is not a characteristic feature of the residential area on which the dwelling is located, and a box dormer windows in particular do not generally result in attractive development. The proposed dormer

increases the massing of the dwelling and introduce a gable roof in between two hipped roofs. Notwithstanding this, the flat roof box dormer is located to the rear of the property and is not easily viewable from the street scene. It is set in from both side edge of the roof and the eaves and is not higher than the existing roof height and therefore is subordinate to the main dwelling and does not have a significantly detrimental visual impact on the street scene.

- 8.5 The dwellings on either side of the 23 Trevor Road have hipped roof designs, the dwelling opposite the proposed dwelling has a gable roof and all have a similar height. By virtue of the appropriate dimensions of the dormer and the retaining of the existing height, different roof designs on the street scene, and the siting of the dormer to the rear, the proposed development is not overly visually prominent or result in any significant adverse visual impacts on, the character or appearance of the wider street scene or surrounding area.
- 8.6 The proposal is therefore considered to respect and complement the scale, character and appearance of the existing dwelling and acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The proposed roof retains the height of the dwelling. The dormer is to the rear and does not project beyond the roof slope. The increase in massing does not significantly affect neighbouring residential amenity. The rear balcony and window are 17 metres away from the rear garden boundary fence. The trees along the boundaries of 23 and 25 Trevor Road reduce the level of overlooking into neighbouring properties. These provide additional screening to the rear dormer. There is a separation distance of 2.3 metres from the dwelling to the north boundary and approximately 0.8 metres from the south boundary, reducing overbearing impact on neighbouring properties.
- 8.9 It is considered that the proposed loft, dormer and roof do not result in any significant adverse overbearing, overshadowing, or overlooking impacts on the occupiers of the neighbouring dwelling and therefore in accordance with Policy DM10 of the adopted SADMP and the general principals of the Council's adopted Good Design Guide.

Impact upon parking provision

- 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 an additional bedroom, however, the site frontage has been completely hard surfaced with block paving and provides off-street parking for approximately 2 cars. This existing provision is not affected by the proposal, and it is considered that this level of provision would be adequate to serve the resulting 4 bedroom dwelling in this highly sustainable location within the urban settlement boundary of Hinckley where a full range of services and facilities are available by alternative and more sustainable transport means. The proposal is therefore in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 are for an extension and alterations to an existing dwelling within the urban settlement boundary of Hinckley 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 of the dormer to the rear, its scale, retaining the existing roof height, its appropriate roof design, separation distances, and proposed use of satisfactory external matching materials to ensure a unified appearance, the proposal respects and complements the scale, character and appearance of the application dwelling and the wider street scene. There are no significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. Existing off-street parking provision and private amenity space are unaffected. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP 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: Site Location Plan and Block Plan Drawing Number: Smith-002, Proposed Ground Floor Drawing Number: Smith-010, Proposed First Floor Plan Drawing Number: Smith-011, Proposed Second Floor Plan Drawing Number: Smith-012 Rev A, received by the local planning authority on 02 October 2023 and Proposed Elevation Drawing Number Smith-020 Rev A received by the local planning authority on 13 October 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 extension and alteration shall accord with the existing external materials.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.