

Delegated Report

Planning Ref: 24/00290/HOU

Applicant: Mr Harrison

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 61 Burbage Road Burbage Hinckley

Proposal: Single storey rear extension (to replace the existing conservatory) and alteration to detached garage

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 to construct a single storey rear extension to replace the existing conservatory and consent to alter the existing flat roof on the detached garage to a pitched roof at 61 Burbage Road, Burbage.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation by 7.50 metres and would feature a width of 7.68 metres. It would feature a flat roof which would measure 3.20 metres in height.
- 2.3. The proposed pitched roof to the existing garage would measure 2.46 metres to the eaves and 3.84 metres to the ridge.
- 2.4. Additional alterations include the addition of a roof lantern to the proposed rear extension, a set of five bi-fold doors to the north-east elevation of the proposed extension, the addition of an obscure glazed window to north-west elevation hosting an en-suite of the existing dwelling, the addition of a door and a single pane window to the north-east elevation of the existing garage and a revised garage door to the north-west elevation.
- 2.5. The proposed materials would be to match the materials of the existing dwelling with the exception of aluminium to the bi-fold doors.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached dormer bungalow situated within the settlement boundary of Burbage. The site measures approximately 0.2 hectares (2000 square metres). The bungalow has a gable fronted design with subordinate extensions with low pitched roof design to the south east side and rear and a detached flat roof garage is located within the front garden. The site is enclosed by a mix of close boarded timber fencing and mature hedgerows and other vegetation. The land level falls gently towards the rear boundary of the site adjacent to which is a public footpath (U15 from public footpath U14 at Burbage Road to Sapcote Road, Hinckley).
- 3.2. This section of Burbage Road is accessed from a service road running parallel with Burbage Road which curves round to join Sapcote Road. The neighbouring dwellings all front onto the service road, but are set well back from the highway frontage with large front gardens. They are all detached but vary in terms of design and style and are set within large wide plots. To the rear of the site, north east of the public footpath there are other detached dwellings served by a private drive off

Sapcote Road but here there is no definable pattern of development and little uniformity or definable character.

- 3.3. An application was refused at the site in August 2014 (14/00571/FUL) and April 2015 (15/00014/FUL) for the erection of 2 dwellings including demolition of existing double garage and alterations to existing bungalow creating a new shared vehicular access.

4. Relevant planning history

14/00571/FUL

- Erection of 2 dwellings including demolition of existing double garage and alterations to existing bungalow creating a new shared vehicular access
- REF
- 21.08.2014

15/00014/FUL

- Erection of 2 new dwellings including demolition of existing double garage and part of existing bungalow to create a new shared vehicular access
- REF
- 07.04.2015

82/00399/4

- EXTENSIONS TO PROPERTY
- PER
- 03.06.1982

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections 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

- 7.2. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 4: Parking

- 7.3. Core Strategy (2009)

- Policy 4: Development in Burbage

- 7.4. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.5. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.6. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - The Leicestershire Highways Design Guide
 - The Highway Requirements Part 4 - Parking Space Requirements

8. Appraisal

- 8.1. Key Issues
- 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.
- 8.3 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.4 The existing north-west facing flat roofed garage is proposed to be amended to feature a pitched roof design to match the existing dwelling. The garage sits approximately 14.96 metres away from the public highway, Burbage Road and due to its sitting to the front elevation is highly viewable from a public realm. The proposed alteration would result in an increase in height of the structure by approximately 1.24 metres in total.
- 8.5 The Council's Good Design Guide states that *"Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style."*
- 8.6 Notwithstanding that the flat roof design forms part of the original design at present and would result in the increase in height of the existing garage, the amendment to the pitched roof would be a positive contribution due to the garages high visibility from a public realm.

- 8.7 Additional alterations to the garage include the addition of a door and a single pane window to the north-east elevation which would be screened from a public realm and revisions to the garage door design and height to the north-west elevation which would be minor due to the minimal increase in height of the door by approximately 0.20 metres and its sympathetic contemporary design.
- 8.8 The Councils 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.”*
- 8.9 The proposed rear extension would sit in place of the existing conservatory and would feature an approximate 3.30 metre increase in depth and an approximate 2.98 metre increase in width. It would feature a flat roof design which would mirror the existing height of the extended part of the dwelling. The flat roof is not a favourable addition, nevertheless the extension would follow the existing building line of the dwelling and by virtue of this would not be viewable from a public realm.
- 8.10 Additional alterations include the addition of a roof lantern to the centre of the extension, which would sit approximately 0.43 metres below the existing ridge height of the existing dwelling and a set of five bi-fold doors to the north-east elevation.
- 8.11 A window is proposed to the ground floor north-west elevation of the existing dwelling hosting the en-suite. A condition has been imposed requiring that the window shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale, non-openable and shall be permanently maintained as such at all times thereafter.
- 8.12 The proposed materials would be to match the materials of the existing dwelling with the exception of aluminium to the bi-fold doors. This addition would, however add a contemporary aspect to the dwelling.
- 8.13 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area and therefore complies with Policies DM1 and DM10 of the SADMP, the Good Design Guide SPD, Policies 1, 2 and 4 of the Burbage Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the adopted SADMP 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.
- 8.15 The proposal would not extend forward of the maximum projection of the rear elevation of the dwelling and by virtue of this there is not considered to be any adverse impact upon the occupiers of the neighbouring dwelling to the north-west, 59 Burbage Road.
- 8.16 The neighbouring dwelling to the north-east would sit approximately 51.50 metres away from the proposed extension. The application sites rear amenity space features a generous amount of vegetation along with outbuildings creating a screen between the two sites. Public footpath (U15) is also situated between the two sites dividing the boundary lines. By virtue of the separation distance, screening and 17 Sapcote Road's north-east orientation there is not considered to be any adverse impact upon the occupiers of the neighbouring dwelling to the north-east, 17 Sapcote Road.

- 8.17 The proposal would extend approximately 5.60 metres further than the neighbouring dwelling to the south-east, 63 Burbage Road. A 1.80-2.00 metre part brick, part fence boundary treatment sits to the boundary line of the site and a timber structure sits immediately to the boundary within the grounds of 63 Burbage Road. The closest rear elevation of the dwelling features a blank brick elevation and by virtue of these factors there is not considered to be any adverse impact upon the occupiers of the neighbouring dwelling to the south-east, 63 Burbage Road.
- 8.18 The alteration to the roof design of the existing garage would result in an increase in height of the structure by approximately 1.24 metres in total. The proposed pitched roof would slope to the north-east and south-west and as existing projects further than the principle elevation of 63 Burbage Road by approximately 3.78 metres. Immediately adjacent to the garage to the south-east sits an integrated single car garage at 63 Burbage Road and by virtue there would not be any immediate adverse impacts upon any principle windows that 63 Burbage Road hosts. By virtue of the above there is not considered to be any adverse impacts upon the occupiers of the neighbouring dwelling to the south-east.
- 8.19 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

Impact upon parking provision

- 8.20 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.21 Policy 4 of the Burbage Neighbourhood Plan seeks to ensure that at least two off-street car parking spaces are provided within the curtilage for each new 2 bed or larger dwelling developed within the Burbage unless unachievable.
- 8.22 Section 3.200 of the Leicestershire Highways Design Guide states that *“Garages should preferably have the following minimum internal dimensions.*
- *Double = 6m x 6m, with minimum door width of 4.2m.”*
- 8.23 The width of the garage door is to remain as 4.65 metres and the height of the garage door is to increase by 0.20 metres complying Leicestershire Highways Design Guide. The double garage features an internal width of 4.99 metres, 1.01 metres below the recommended dimension and a depth of 5.47, 0.52 metres recommended dimension. Nevertheless as the structure of the garage is existing the Local Planning Authority do not wish to seek an increase.
- 8.24 Section 10 of the Highway Requirements Part 4 - Parking Space Requirements states the below;
- “10. Dwellings with 4 or more bedrooms***
- Minimum 3 spaces.”***
- 8.25 The application dwelling is proposed to host five bedrooms instead of the original three. The site features a generous hardstanding and detached double garage suitable to comfortably to host a minimum of three off-street parking spaces and by virtue of this complies with The Highway Requirements Part 4 - Parking Space Requirements.
- 8.26 The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, section 3.200 of the Leicestershire Highways Design Guide, section 10 of the Highway Requirements Part 4 - Parking Space Requirements and Policy 4 of the Burbage Neighbourhood Plan.

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 proposal is located within the settlement boundary of Burbage and is for a single storey rear extension and alteration to detached garage at 61 Burbage Road, Burbage, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the adopted Good Design Guide, Policies 1, 2 and 4 of the Burbage Neighbourhood Plan, Section 3.200 of the Leicestershire Highways Design Guide and Section 10 of the Highway Requirements Part 4 - Parking Space Requirements 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 26th March 2024.

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) and Policies 1, 2 and 4 of the Burbage Neighbourhood Plan.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Existing and Proposed Site Plan, Drg No. 01
Proposed Ground Floor Plan, Drg No. 03
Proposed First Floor Plan, Drg No. 05
Proposed Garage Floor Plan, Drg No. 07
Proposed Elevations, Drg No. 09
Proposed Garage Elevations, Drg No. 11
Site Location and Block Plan, Drg No. 12
Parking Plan, Drg No. 12 all as received by the Local Planning Authority on the 26th March 2024.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policies 1, 2 and 4 of the Burbage Neighbourhood Plan.

4. The window to the ground floor of the north-west elevation hosting the en-suite shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. 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) and Policies 1, 2 and 4 of the Burbage Neighbourhood Plan.

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.