

Delegated Report

Planning Ref: 25/00336/HOU
Applicant: Mr Michael Simms
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 32 Woodbank Road Groby Leicester

Proposal: Increase the height of existing roof to accommodate loft conversion with a rear dormer

1. Recommendations

- 1.1. **Refuse planning permission** subject to the reasons at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission to increase the existing roof to accommodate a loft conversion and to construct a dormer to the rear at 32 Woodbank Road, Groby.
- 2.2. The existing ridge height of the main dwellings dual pitched roof is proposed to be increased by 0.71 metres. The proposed flat roof dormer would be constructed above the increased main roof and would project outwards from the existing pitched roof by a maximum depth of 3.19 metres, with a width of 10.92 metres and a height of 2.76 metres.
- 2.3. Additional alterations include the addition of three Velux windows to the front elevation and the addition of two obscure glazed windows and a Juliet balcony to the rear elevation.
- 2.4. The proposed external materials would match those of the existing dwelling with the exception of the addition of black felt to the flat roof of the proposed dormer.

3. Description of the site and surrounding area

- 3.1. The application site relates to a single-storey detached residential dwelling situated within the settlement boundary of Groby and within the constraints of the National Forest and Ancient Woodland. The application dwelling comprises a dual pitched roof form with red brick and cream render to the walls, brown tiles to the roof and white uPVC to the openings. A block paved hardstanding sits to the site's frontage which along with the integral garage provides the site with a minimum of three off-street parking spaces.
- 3.2. The plot is situated on a corner plot on Woodbank Road as the road curves north-east. Land levels in the area rise to the north/north west meaning that the application dwelling is on a higher level to neighbouring dwelling 30 Woodbank Road.
- 3.3. The site is surrounded in all directions by residential dwellings, and these are a mix of two storey semi-detached dwellings on the eastern and southern side of Woodbank Road with predominantly single storey dwellings on the eastern and northern side of Woodbank Road.

4. Relevant planning history

21/00599/HOU

- Roof extension to garage and bedroom
- Planning Permission
- 12.08.2021

22/01231/CLP

- Proposed single storey side extension (Lawful Development Certificate)
- Certificate of Lawful Proposed Use
- 06.02.2023

24/00796/HOU

- Proposed single storey front extension
- Withdrawn
- 11.10.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publication one objection has been received in regard to loss of light and overlooking concerns.

6. Consultation

- 6.1. Grobby Parish Council;

“Grobby Parish Council’s Planning & Development Committee considered the application and wish to object to the increased roof height and the addition of a rear dormer on the grounds of privacy concerns for the surrounding properties due to the elevated position of the property.”

7. Policy

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 21: National Forest
- Policy 22: Charnwood Forest

- 7.2. 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

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- The Leicestershire Highways Design Guide (2024)

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 Site Allocations and Development Management Policies DPD seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.

The Councils Good Design Guide states that *“Roof extensions are a well-used methodology for extending internal space but can be prominent over a wider area due to their higher scale compared with their neighbours. Some key guidelines are:*

- *Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene.*
- *Rooflights that lie flush with the roof itself will typically be the easiest way of introducing natural light into a roof space without resulting in negative visual impact.*
- *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. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.”*

8.3 The application seeks full planning permission to increase the existing roof to accommodate a loft conversion and to construct a dormer to the rear at 32 Woodbank Road, Groby.

8.4 The main roof ridge is proposed to be increased by a modest 0.71 metres, with matching tiles and the side gables would be built up accordingly with matching facing bricks. The increase whilst modest would be noticeable in the context given the prominent position of the plot and its elevated position in the street scene when viewed from the east. Notwithstanding that, the increase in roof height in isolation, owing to its modest nature and appropriate materials would not be harmful in the context of the streetscene.

8.5 The proposed flat roof dormer would be constructed upon the increased main roof and would extend to mirror the new roof’s ridge height. It would project 3.19 metres from its rear elevation and would be 10.92 metres in width, extending across almost the full width of the roof slope. It would sit 0.30 metre in from either side elevation and in from the eaves. It would be a very large addition and would dominate the rear roof sloop. Whilst sited to the rear of the property, the orientation of the plot means that there would be views of the rear/side of the large dormer from the east on Woodbank Road. The scale and flat roof nature of the dormer, at the same level

as the new ridge height, does not represent good design. The dormer would over-dominate the rear elevation being noticeably viewable from the street scene whilst failing to respect its scale, character and appearance. It should be noted that dormers of such dominance and scale are also not a prevalent character within the street scene.

- 8.6 By virtue of the proposed size, mass and design of the proposed flat roof dormer and its projection to the rear, it is considered that the scheme would result in incongruous additions to the application dwelling that would neither complement nor enhance the scale, character or appearance of the application dwelling or the surrounding area. The proposals are therefore considered to be contrary to Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document, the general principles of the Councils Good Design Guide and the overarching principles of the NPPF (2024).

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the Site Allocations and Development Management Policies DPD requires that development would not have a significant adverse effect on the 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.
- 8.8 As a result of public consultation concerns have been raised that the additional height and addition of the flat roof dormer may lead to a further loss of light and loss of privacy to neighbouring dwellings.
- 8.9 Notwithstanding the objection received in respect of loss of light, by virtue of the modest increase in the ridge height of the dwelling and that the rear dormer would not extend past the existing building line of the application dwelling it is considered that any additional loss of light would be unlikely to be significant or unacceptable in this particular case.
- 8.10 Three windows are proposed within the rear elevation of the dormer, two would be obscure glazed with the third opening being a set of glazed doors forming a Juliet balcony serving a bedroom. Due to dwellings orientation these windows would not overlook the windows of any neighbouring dwelling. However, the dwelling benefits from a small and triangular rear garden meaning that the bedroom window would be located close to the shared boundary and gardens of both neighbouring dwellings. Whilst it is acknowledged that first floor windows overlooking rear gardens is not an uncommon situation in an urban area, both neighbouring dwellings currently benefit from little overlooking owing to the predominantly single storey nature of surrounding dwellings. The bedroom window is a large opening, with Juliet balcony, which owing to its size and location would introduce additional harmful overlooking and loss of privacy to the private amenity space of the neighbouring dwellings.
- 8.11 By virtue of the height, size, and design of the proposed flat roof dormer together with its projection to the rear and close proximity to the neighbouring properties, it is considered that the proposal would result in the loss of residential amenity to the occupiers. The proposals would therefore be contrary to Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide.

Impact upon parking provision

- 8.12 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.

- 8.13 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.14 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host three bedrooms instead of the existing two. The existing parking provision at the site currently hosts a parking provision for a minimum of three vehicles and would not be impacted. Therefore, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the Site Allocations and Development Management Policies DPD and the Leicestershire Highways Design Guide (2024).

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 for extension and alteration of an existing dwelling located within the settlement boundary of Groby 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 proposed size, mass and design of the proposed flat roof dormer, and its visibility in the street scene, it is considered that the scheme would result in incongruous additions to the application dwelling that would neither complement nor enhance the scale, character or appearance of the application dwelling, the wider street scene or the surrounding area.
- 10.3. By virtue of the design, size and location of the bedroom window within the proposed flat roof dormer together with its close proximity to the neighbouring properties, it is considered that the proposal would result in the loss of privacy to neighbouring residents.
- 10.4. The proposals are therefore considered to be contrary to Policies DM1, DM10 of the adopted Site Allocations and Development Management Policies Development Plan, the general principles of the Councils good Design Guide and the overarching principles of the NPPF (2024) and are therefore recommended for refusal for the reasons at the end of this report.

11. Recommendation

11.1 Refuse planning permission subject to the reasons at the end of this report.

11.2 Reasons

1. By virtue of the design, size and location of the bedroom window within the proposed flat roof dormer together with its close proximity to neighbouring properties, it is considered that the proposal would result in the loss of privacy to neighbouring residents. The proposal would therefore be contrary to Policies DM1, DM10 of the adopted Site Allocations and Development Management Policies Development Plan, the general principles of the Councils Good Design Guide and the overarching principles of the NPPF (2024).
2. By virtue of the proposed size, mass and design of the proposed flat roof dormer, and its visibility in the street scene, it is considered that the scheme would result in incongruous additions to the application dwelling that would neither complement nor enhance the scale, character or appearance of the application dwelling or the surrounding area. The proposals would therefore be contrary to Policies DM1, DM10 of the adopted Site Allocations and Development Management Policies Development Plan, the general principles of the Councils Good Design Guide and the overarching principles of the NPPF (2024).

11.3 Notes to applicant

- a) This application has been determined with assessment of the submitted Application Form, Site Location Plan, Block Plan as received by the Local Planning Authority on the 27th March 2025 and the submitted Proposed Elevations and Existing and Proposed Floor Plans as received by the Local Planning Authority on the 8th April 2025.