

Delegated Report

Planning Ref: 24/00032/HOU

Applicant: Mr Alex Salt

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 54 Duport Road Burbage Hinckley Leicestershire LE10 2RW

Proposal: Two storey side extensions, single storey rear extension and alterations 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 planning permission for a two storey side extension and single storey rear extension at 54 Duport Road, Burbage. Other works include changing the roof to the front porch and garage, new windows and door, rendering to the property and extension of the driveway to provide additional off street parking.
- 2.2. The proposed rear extension measures 3.16 metres in depth and a full width of 9.7 metres to create an open living space and kitchen. The side extension is part two storey and part first floor extension over the existing flat roofed garage. It has a width of 3.2 metres and a depth of 7.5 metres. The first floor of the side extension is set back by 0.45 metres and set down by 0.6 metres. The ridge height of the two storey element of the extension 7.1 metres and eaves height of 5 metres, matching with the eaves of the existing dwelling. The rear single storey extension has similar height to the front garage and porch. They measure 3.6 metres at ridge height and eaves of 3.2 metres.
- 2.3. The proposal includes the provision of additional parking space the front of the dwelling, off white rendering to the wall, concrete roof tile to match the existing, dark grey uPVC window and door.

3. Description of the site and surrounding area

- 3.1. The application site lies in a residential area of Burbage on Duport Road. It is a two storey detached dwelling with a front garden, driveway and a wall. It has a dual pitched roof to the main dwelling and flat roof porch and garage. The dwelling has a mix of white and brown uPVC windows. The dwelling is located between two bungalows, and constructed predominantly with brick work and a small amount of cream coloured render to one side of the front elevation. The dwelling is not listed and not within a conservation area.
- 3.2. The surrounding street scene has two storey and bungalow properties of varying scale, similar building line, predominantly bordered by a wall, a mixed of bricks and render wall.

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 response was received as part of the public consultation.

6. Consultation

6.1. Burbage Parish Council has no objection to the application.

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 highway safety and 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.

The Good Design Guide states:

‘Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation.’

- 8.3 The proposed two storey and first floor extension is to the southeast side of the main dwelling. It has a subordinate width of 3.2 metres and a depth of 7.5 metres at the first floor, set back by 0.45 metres and set down by 0.6 metres. The two storey element has a hipped roof form with a ridge height of 7.1 metres and eaves height of 5 metres, matching with the eaves of the existing dwelling. The two storey and first floor extension are clearly subordinate to the existing dwelling in terms of height, width, scale and roof design. The roof design matches the character of the existing dwelling and other properties in the street. There is no increase in height of the dwelling as a result of extension. There is no uniform building height within the street scene as the street character has both two storey and bungalow properties.
- 8.4 The proposed rear extension measures 3.16 metres in depth and a full width of 9.7 metres. It has a mono pitched roof with 3.6 metres at ridge height and eaves of 3.2 metres. The height of the front garage and porch is similar to the height of the rear extension. The garage has a mono-pitched roof while the porch has a dual pitched roof. The roof designs are not harmful to the street character. They do not go beyond the building line and the proposal complies with other front porches and garages on the street. The rear extension is not visible from the street scene and is designed to clearly subordinate to the main dwelling.
- 8.5 The new windows and doors to the front elevation of the dwelling, off-white render for the wall, concrete roof tile, dark grey uPVC windows and doors do not detract from the street character. They complement the detailing and materials of the wider street scene.
- 8.6 The overall design of the extensions and alterations is considered appropriate in context to the street character. The street has varied character in terms of its siting, layout, scale, design and external materials. Therefore, the proposed extension complies with the street character and ensures a satisfactory and unified appearance. The resulting dwelling has a compatible size, respect and complement the scale, character and appearance in terms of neighbouring development and has no significant adverse visual impacts on the varied wider street scene or surrounding area. The proposal is in general accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and Burbage Neighbourhood Development Plan.

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 amenity of nearby residents and occupiers of adjacent buildings.
- 8.8 The dwelling is located between two bungalows. The two storey element is set down and set back. The roof pitches away from the boundary line. There is a separation distance of 1.3 metres from the dwelling to the south east boundary. The windows to the first floor side elevation is obscured. As a result, there is no significant adverse overbearing and overlooking into the gardens of 52 Duport Road. Considering the separation distance between 54 and 52 Duport Road and the orientation of the site, a 45 degree line drawn from the principal front window of 52 Duport Road is not crossed and therefore does not result in significant adverse overshadowing impact or loss of light on the adjoining property.
- 8.9 The rear extension has a single storey scale extending 1.7 metres from the south east boundary and 0.9 metres from the north boundary. It has no side window, and

the existing fence separates the gardens of 54 Duport Road and the adjacent properties. They also protect the privacy of the occupiers of neighbouring properties. The front alteration has no significant impact on neighbouring properties. The provision of additional hardstanding driveway within the curtilage of the dwelling has no significant adverse impact on the adjoining properties.

- 8.10 By virtue of the separation distance, set back and set down of first floor extension, siting, layout and scale of the scheme, obscuring of the side windows, it is considered that the proposal does not result in any significant adverse overbearing or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon highway safety and parking provision

- 8.11 Policy DM18 of the adopted SADMP requires new development to provide an appropriate/justified level of parking provision and would not have any significant adverse impacts on highway safety
- 8.12 The existing dwelling has 3 bedrooms. The proposed extension and alteration result in the provision of an additional bedroom. The Leicestershire Highway Design Guide requires the provision of a minimum of 3 parking spaces for a 4 or more bedroom dwelling. The dwelling has an existing integrated garage which is part converted into utility, and so therefore does not meet the standard garage internal dimensions of 6m x 3m.
- 8.13 The proposal makes provision for 3 off street parking spaces to the front of the dwelling. Paragraph 3.165 of the LHDG requires a minimum parking size to be 2.4m x 5.5m, plus 0.5m if bounded by a wall, fence, hedge, line of tree or other similar obstruction on 1 side, 1m if bounded on both sides. The provision is sufficient to serve the dwelling and complies with the standard parking size. The hardstanding driveway has an ACO drainage channel at the front of the drive to collect surface water. The non-permeable hardstanding driveway does not result in any significant adverse impacts on highway or pedestrian safety and in accordance with Policies DM18 of the adopted SADMP.

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, layout, scale, separation distance, set down and set back of extension, appropriate width and depth and subject to the use of corresponding external materials in the construction to ensure a satisfactory and unified appearance, it is considered that the resulting dwelling respect and complement the scale, character and appearance of neighbouring development and does not have any significant adverse visual impacts on the varied wider street scene or surrounding area. The proposal does not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking and amenity space is provided within the site. 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 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 Ref Number PP-12724290V1, Proposed Block Plan Drawing Number 04, Proposed Floor Plan Drawing Number 05, Proposed Elevation Drawing Number 06 received by the local planning authority on 11 January 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 material to be used on the external elevation of the proposed extensions and alterations hereby permitted shall match corresponding materials on the approved plans and elevation and colour of render confirmed in an email to the Local Planning Authority on 21 February 2024.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity 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.
2. 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 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 1989 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.