

Delegated Report

Planning Ref: 23/00685/HOU

Applicant: Mr Mark Williams

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 85 Barton Road Congerstone Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Proposed loft conversion

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 consent for a loft conversion at 85 Barton Road, Congerstone.
- 2.2. The proposal includes the addition of four Velux windows measuring 0.80 metres in width and 1.00 metre in height.
- 2.3. Additional alterations also include the reduction of a window to the first floor of the front elevation measuring 0.65 metres in width and 1.20 metre in height.
- 2.4. All external materials are to match the existing dwellinghouse.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached dwelling situated within the settlement boundary of Congerstone. Featured to the exterior of the dwelling is red brick, brown interlocking roof tiles and uPVC windows and doors. The dwelling sits to the south-east of Barton Road. To the front elevation of the dwelling is an adjoining the field and to the rear elevation hosts a rear garden adjoining garaging. Car parking for the dwelling is located to the rear of the garden and accessed from Barton Road.
- 3.2. The dwelling is part of a residential development approved under application 06/01405/REM for the Mixed residential and commercial development of 24 dwellings and 1000 square metre B1 office area.
- 3.3. The street scene is relatively uniform in scale, design and finish. The application site is opposite a row of dwellings that likely date from around the early-19th century which are inside the conservation area. The application dwelling and surrounding dwellings have, however been built to complement the appearance of the remainder of the streetscene. By virtue of the development being a minor alteration to the dwelling there is not considered to be an adverse impact upon the street scene of Odstone Road and the wider surrounding area.

4. Relevant planning history

04/01503/OUT

- COMMERCIAL AND RESIDENTIAL DEVELOPMENT
- OUT

- 23.03.2005

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. Shackerstone Parish Council has no objections.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 12: Rural Villages

- 7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.3. This application seeks insertion of one Velux window in the front roof slope and three Velux windows in the rear roof to facilitate the conversion of the roof space to provide additional accommodation. The proposed Velux windows would measure 0.80 metres in width and 1.00 metre in height. The front and rear elevation are visible from Barton Road due to the dwelling sitting perpendicular to the highway. A large native hedgerow along Barton Road and Poplar Terrace does, however soften the view. The roof lights in the front roof slope have been aligned with the windows in the elevation and are proportionate in size to the roof slope so they are not dominant to the existing dwelling or surrounding area. The Velux windows would sit flush to the roof slope.

- 8.4. There are examples of roof lights in the surrounding area. Having regard to other roof lights in the surrounding area and the nature of the roof slopes, it is considered

that the proposed development would not have an adverse impact on the character or appearance of the area. The proposed development would therefore not conflict with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the SADMP seeks to ensure that development proposals do not harm the amenity of neighbouring residential properties.
- 8.6 The front elevation of the dwelling overlooks into the adjoining the field, which is bordered by a large native hedgerow. By virtue the addition of the single Velux window and reduction in the window to the first floor elevation would not have an impact upon residential neighbouring amenity.
- 8.7 The proposed roof lights in the rear roof slope of the dwelling would allow no additional overlooking to 87 Barton Road.
- 8.8 In light of the above, the proposed development would not have any adverse impacts upon neighbouring residential amenity, in accordance with Policy DM10 of the 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.

10. Conclusion

- 10.1. The proposal is located within the settlement of Congerstone where there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. The proposed development would respect the character of the dwelling and street scene, would not adversely affect the amenities of the occupiers of neighbouring properties and would not have a detrimental impact of highway safety. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan as received by the Local Planning Authority on the 11th July 2023.

Block Plan as received by the Local Planning Authority on the 28th July 2023.

Proposed Plans as received by the Local Planning Authority on the 1st August 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 externally shall accord with the approved application form, as received by the Local Planning Authority on the 1st August 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 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.