

Delegated Report

Planning Ref: 23/00945/FUL

Applicant: Mrs A Fidoe

Ward: Burbage Sketchley & Stretton

Site: 30 Hillside Road Burbage Hinckley



Hinckley & Bosworth
Borough Council

Proposal: New dropped kerb, rendering and associated works

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 for a dropped kerb, rendering and associated works at 30 Hillside Road, Burbage.
- 2.2. The proposed dropped kerb measures approximately 2.75 metres in width.
- 2.3. Additional alterations include the rendering of the dwelling, and revisions to the windows/doors at the dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached bungalow situated within a cul-de sac, within the settlement boundary of Burbage. The dwelling comprises the use of a mixture of brick and wooden cladding to the walls, brown tiles to the roof and white uPVC to the windows and doors. The front of the dwelling there is ample garden space. The area is predominantly residential in nature.
- 3.2. The street scene is relatively uniform in scale, however varied in design and finish. Dropped kerbs to the front of dwellings are commonplace in the immediate vicinity of the application site.

4. Relevant planning history

- None

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. No objections have been received from Burbage Parish Council.

LCC Highways:

- 6.2. The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

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

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

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

7.5. 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
- Impact upon highway safety

Design and impact upon the character of the area

8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy 2 of the Burbage Neighbourhood Plans seeks to ensure that any future residential development within the Parish of Burbage must respect its surroundings and, where appropriate, should follow the existing pattern of development.

8.3 The proposed dropped kerb would be located to the front (south-east) of no.30 Hillside Road. It would measure 2.75 metres and would adjoin to the neighbouring dwelling, 28 Hillside Road's dropped kerb. The construction of the dropped kerb would see the removal of a section of the grass verge situated outside of the application dwelling, by approximately 3.02 square metres. By virtue, of it being a minimal reduction and Hillside Road being characterised by dropped kerbs it is considered that the proposed development would be in-keeping with this precedent and would not have a detrimental impact upon the area.

8.4 The proposed addition of a number of similarly designed, proportioned and constructed windows within the front, rear and side elevations would be entirely characteristic of the existing dwelling and would not result in a poor appearance. The front door is proposed to be re-positioned from the side to the front elevation of the application dwelling, along with the reduction of the existing window which sits

to the front elevation. This amendment will contribute to a much improved design than the fenestration of the existing dwelling.

- 8.5 Render in “Amador” is proposed to the exterior walls of the dwelling to replace the existing brick and wooden cladding. This existing dwelling does not currently compromise the use of render, however there are multiple examples of the use of render within the street scene. By virtue, the addition would be in-keeping with the area and create a more contemporary finish to the dwelling.
- 8.6 Overall, it is considered that the proposed development would not cause any significant harm to the visual amenity of Northfield Road. The proposed development would not conflict with Policy DM10 of the SADMP or Policy 2 of the Burbage Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the SADMP state that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.8 Alterations are proposed to the windows, however the amendments are minimal.
- 8.9 By virtue of the siting and nature of the proposal, it would not have any material adverse impact on the residential amenity of any neighbouring properties and is therefore considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.10 Policies DM17 and DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety.
- 8.11 An area of hardstanding is proposed to the front of the dwelling. It would be L-shaped and measure 3.75 – 5.70 metres in length and 6.00 metres in width meeting the dimensions as set out in paragraph 3.165 of the LHDG. The hardstanding is to be constructed of block pavers.
- 8.12 The proposed dropped kerb measures approximately 2.75 metres in width. The proposal would create an additional access for the off street parking of approximately one vehicle on the application site. The access would not have any adverse impact upon the provision of adequate on-street parking along this section of Hillside Road, whereby each dwelling is served by ample off-street parking provision and the street scene provides ample street parking. It is considered that any impact upon the existing road network would not be severe.
- 8.13 In this regard, the proposal would comply with Policy DM17 and DM18 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 Burbage 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, Policy H2 of the Burbage Neighbourhood Plan 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 17th October 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).

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

Existing, Proposed Elevations, Block Plan, Site Location Plan as received by the Local Planning Authority on the 9th 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).

11.3 **Notes to applicant**

- 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.
- This permission does not give the Applicant approval to work on the public highway. Therefore, prior to carrying out any works on the public highway the Applicant must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 3050 001.