

Delegated Report

Planning Ref: 24/00457/HOU

Applicant: Mr D. Cubison

Ward: Burbage Sketchley & Stretton

Site: 22 Greenmoor Road Burbage Hinckley Leicestershire LE10 2LT



Hinckley & Bosworth
Borough Council

Proposal: Single storey front extension to garage and dropped kerb

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 to extend forward the existing flat roof attached garage and provide a dropped kerb to the unclassified road at 22 Greenmoor Road, Burbage.

2.2. The front extension project out 2.9 metres in depth to a width of 3.1 metres. It is approximately 1 metre forward of the main dwelling. The extension has dual pitched roof of 2.7 metres eaves height and an approximate ridge height of 3.9 metres. The previous 2.7 metres flat roof was amended. It is constructed with off-white render and Reland Renown roof tiles to match the main dwelling.

2.3. The proposed dropped kerb is to create a vehicular access to the main dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Burbage. It an off-white rendered bungalow with an attached garage. To the north of the dwelling are two storey brick-built dwellings and similar bungalows to the south of the dwelling. The property is not listed and not within a conservation area.

3.2. The surrounding properties are predominantly brick built bungalows of similar design, style and front building line.

4. Relevant planning history

81/00827/4 – Erection of a garage – Planning Permission – 08.09.1981.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No comment has been received as a result 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)

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 dwellings within 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 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 and in respect of rear extensions states:

'Front extension should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'

8.3 The proposed extension is 1 metre forward of the existing building line of the dwelling and slightly in line with 24 Greenmoor Road. The extension measures 2.9 metres in depth to a width of 3.1 metres. It has a maximum height of 3.9 metres at ridge height and 2.7 metres at eaves height. The roof is set down from the main roof. The extension is constructed with off-white render and roof tiles to match the main dwelling. The front projection of the garage does not harm the visual character of the dwelling or the surrounding area. It is approximately in line with the existing building line. The roof design and render match the main dwelling. The scale of the extension is appropriate and does not cover more than 50% of the front elevation. The dropped kerb is to extend the existing kerb that gives access to the house.

8.4 The proposed extension and dropped kerb do not have any significant adverse visual impacts on the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.5 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/or amenity of nearby residents and occupiers of adjacent buildings.

- 8.6 The proposed extension is to the south of the dwelling and just on the boundary line of the site. The boundary line is approximately 2 metres from 24 Greenmoor Road. The extension has appropriate height, depth and width and does not result in any form of overshadowing or overlooking impacts on 24 Greenmoor Road. There is no overlooking into the private amenity space of adjoining neighbours.
- 8.7 By virtue of its siting, single storey scale, design and separation distance, the proposal does not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties and therefore in accordance with Policy DM10 of the adopted SADMP.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal results in the extension of existing garage space and does not increase the number of bedroom spaces. The remaining front driveway has the capacity to hold two off-street cars. This parking provision is sufficient to serve the dwelling. This is therefore in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 proposal is for extensions and alterations to an existing dwelling within the 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 its siting, scale, orientation of the site, design, separation distance and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, the proposal respects and complements the scale, character

and appearance of the existing dwelling. Notwithstanding the fact that it is slightly forward of the main dwelling and other dwellings on the street, the extension does not result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. There is adequate off-street parking and private amenity space within the curtilage of the dwelling. The proposal is in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide 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: Site Location Plan, Block Plan, Proposed Floor Plan and Elevation Drawing Ref: Planning received by the local planning authority on 04 July 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 materials to be used on the external elevations of the proposed extensions and alterations hereby permitted shall match the corresponding materials of the approved plans and elevation.

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).

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.