

Delegated Report

Planning Ref: 24/00427/HOU

Applicant: Mr Terelak

Ward: Burbage Sketchley & Stretton

Site: 168 Wolvey Road Burbage Hinckley Leicestershire LE10 2JJ



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension to replace existing conservatory, front porch, first floor extension and conversion of loft space with dormer.

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 proposes a single storey rear extension to replace the existing conservatory, a front porch, first floor extension and conversion of the loft space to include dormer/extension and new rooflights at 168 Wolvey Road, Burbage.

2.2. The rear extension occupies the footprint of the conservatory. It measures approximately 5 metres in depth and 7 metres in width, to a flat roof height of 3.2 metres (including the roof lantern). The front porch projects out 1.5 metres to a width of 1.7 metres. The front extension is built with bricks, with a matching eaves height of 2.4 metres and a dual pitch roof of 3.4 metres ridge height. The proposed loft space extends to the front, side and rear of the dwelling to create additional bedrooms. It increases the height of the roof at the rear and creates a long dormer to extend the first floor and a gable side roof form. The dwelling and extension have an overall height of approximately 6 metres. New rooflights are inserted in the roof.

2.3. The proposal includes facing bricks and composite cladding for the dormer, terracotta plain roof tiles and anthracite uPVC casement windows.

3. Description of the site and surrounding area

3.1. The property is located within the settlement boundary of Burbage. It is a semi-detached bungalow with a hipped roof form, built with bricks and terracotta plain roof tiles. The dwelling has a long front driveway and green space to the front. It is not listed and not within a conservation area. The surrounding street has large detached two storey dwellings built in bricks and render. To the north of the site are predominantly residential dwellings while the south are commercial premises.

4. Relevant planning history

12/00993/HOU - Erection of Conservatory - Planning permission - 04.01.2013.

5. Publicity

5.1. The application has been publicised by sending letters to neighbours.

5.2. One comment was received and raising concerns about the possibility of operating a building business from the house.

6. Consultation

6.1. Burbage Parish Council object to the application as the proposed dormer is overly large and out of character for the area and does not conform to policy DM10.

6.2. LCC Ecology: No bat survey is required

7. Policy

7.1. 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

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2023)

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. 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. The proposed extension and alteration increase the massing and scale of the dwelling. To the north of the site are two storey large semi-detached houses. The surrounding street is characterised by large dwellings on large plots. The rear extension measures approximately 5 metres in depth and 7 metres in width to cover the footprint of the existing conservatory. It has a flat roof height of 3.2 metres (including the roof lantern). The front porch projects out 1.5 metres to a width of 1.7 metres. The front porch is built with bricks, has a dual pitch roof of 3.4 metres ridge height and a matching eaves height of 2.4 metres to the main dwelling. It projects slightly forward of the street's building line however, not harmful to the visual street character. The single storey rear extension is not visible from the public realm and is subordinate to the main dwelling. It does not impact on the main dwelling and surrounding properties.

8.4. The proposed loft extension/roof dormer creates a gable sided roof form. At the northern side elevation of the dwelling the dormer extension has a width of 10.6 metres to a depth of 4.2 metres and is flush at the rear elevation. It is positioned close to the eaves on the gable end. At the south side elevation of the dwelling the dormer/extension has a width of 8 metres, to a depth of 7 metres and set in by 0.3 metres from the adjoining dwelling. The L-shape flat roof dormer/extension measures approximately 2.8 metres in height. The proposal increases the massing and scale of the dwelling but retains the height of the dwelling. The dormer does not go beyond the height of the main dwelling. While gable sided roof forms and flat roof dormers are not common features within the street scene, the dwelling is set back from the public highway and is sited adjacent to a significantly larger two storey dwelling. The dormer is located to the rear of the dwelling and is not easily visible from the street, the roof height is retained, and the street character has two

storey and larger dwellings. Therefore the proposed extension does not significantly harm the visual character of the site or surrounding area. The proposed rooflights do not protrude more than 0.2 on the roof slope.

- 8.5. Except for the use of cladding and anthracite uPVC casement window to the rear dormer, matching materials are proposed for the extension and alterations. The window sizes are proportional to the existing windows and the proposed cladding is not harmful to the street character since it is not easily viewable from the street. The proposed extension and alterations are considered to be comparatively large however they do not detrimentally impact the character of the area. The proposed external materials do not significantly impact the visual character of the area, and therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.6. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7. The front porch is clearly subordinate to the host dwelling. It projects out 1.5 metres to a width of 1.7 metres and a matching eaves height of 2.4 metres to the main dwelling. It projects slightly forward of the street's building line. It does not result in any significant impact on either adjacent dwelling.
- 8.8. The extension at the south elevation of the dwelling creates a part two storey and single storey extension and is 0.3 metres away from the side boundary at the ground floor and 0.5 metres at the first floor. The ground floor projects 5 metres out of the rear elevation and the first floor set in by 3 metres from the rear elevation of ground floor. The separation distance and the retaining of the existing height reduces the level of overbearing and overshadowing impacts on 170 Wolvey Road. The ground floor extension has appropriate height, width and depth. There are no side facing windows and the existing fence separates the gardens of 168 and 170 Wolvey Road. A 45 degree line taken from the rear window of 170 Wolvey Road is not crossed by the first floor extension, therefore there is limited impact on the levels of light to the rear window at 170 Wolvey Road.
- 8.9. The extension at the north side elevation is approximately 1.6 metres from the existing boundary fence. The proposed first floor rear projection at 168 Wolvey Road lines up with the single storey rear extension at 166 Wolvey Road. The roof dormer at 168 Wolvey Road has a height of 2.8 metres and is lower than the height of 166 Wolvey Road. As a result of the separation distance and lower roof height, there is no significant overbearing or overshadowing impact on 166 Wolvey Road. The side window that faces 166 Wolvey Road serves a laundry and so has less impact on adjoining neighbours in terms of overlooking and loss of privacy. The immediate side and rear windows at 166 Wolvey Road are bathroom windows. The other rear bedroom window at 166 Wolvey Road is set away from the extension and therefore is not significantly impacted by the extension in terms of sunlight. The proposed Juliet balcony is well away from 170 Wolvey Road and is screened by the rear dormer at the north side elevation. The proposal is not considered to cause any significant detrimental impacts on neighbouring residential amenity considering the height, separation distances, and the relationship and orientation of the extension to neighbouring properties. There are no significant adverse impacts upon neighbouring residential amenity in terms of loss of light, loss of privacy, overlooking or overbearing impacts.

- 8.10. By virtue of the above, the proposed loft extension/roof dormer, rear extension and front porch are considered acceptable in terms of the impact on neighbouring residential amenity and the proposal is in general accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.11. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.12. The proposal results in the provision of a 6-bedroomed dwelling. The local highway authority design guide requires the provision of a minimum of three off-street parking spaces to serve four or more bedroom dwelling. The dwelling has an integrated garage, and the frontage of the house has the ability to hold 3 off-street cars. The proposal does not impact on the existing parking provision and therefore the proposal does not have any detrimental impact on highways safety or vehicle parking standards.
- 8.13. As such the proposal is considered to be in accordance with Policies 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.
- 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 a single storey rear extension to replace the existing conservatory, a front porch, first floor extension and conversion of the loft space. The site is 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 its siting, the set back of the dwelling from the street, the scale of the dwelling and other surrounding houses, retaining of the roof height, separation distance and corresponding external materials, the proposal is deemed acceptable. It has no significant adverse impact on the street visual character and no significant impact on the residential amenity or privacy of occupiers of any neighbouring properties. Adequate off-street parking and amenity space are available within the site. The proposal is therefore considered to be acceptable and in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted SADMP.

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 and Block Plan Drawing Number 769/03 received by the LPA on 02/05/2024.
 - Proposed Floor Plan and Elevation Drawing Number 769/02 Rev C received by the LPA on 17/07/2024.

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 proposed elevations of the extensions shall accord with the approved materials detailed within the approved plans and elevation.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the submitted details, the rear proposed Juliet balcony hereby permitted shall be non-openable and once provided shall be permanently retained as such at all times thereafter.

Reason: To safeguard the privacy of amenity of neighbouring dwelling from potential overlooking in accordance with Policy DM10 of the adopted Site Allocation 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.