

Delegated Report

Planning Ref: 24/00326/HOU

Applicant: Mr David Browne

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 9 Bambrook Close Desford Leicester

Proposal: First floor rear extension

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 first floor rear extension and the addition of dormers at 9 Bambrook Close, Desford.
- 2.2. The proposed first floor rear extension would project outwards from the first floor rear elevation of the dwelling by 1.42 metres and would feature a width of 5.49 metres. It would be constructed above a previously existing single storey rear extension and would feature a pitched roof design which would adjoin to the existing roof slope. The roof would host an eaves height of approximately 4.90 metres, marginally below the pitched main roof eaves height.
- 2.3. The proposed two pitched dormers to the rear would measure approximately 4.28 metres to the eaves and approximately 5.50 metres to the ridge.
- 2.4. Additional alterations include the addition of a Velux roof light to the rear of the existing dwellings roof.
- 2.5. The proposed materials would be to match the materials of the existing dwelling with the exception of timber cladding to the gable of the proposed dormers.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within a cul-de sac, within the settlement boundary of Desford. The application dwelling comprises the use of red brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows. To the front of the dwelling sits an integrated single garage and a generous block paved area of hardstanding suitable to host at least four off-street parking spaces.
- 3.2. The principle elevation of the dwelling is set back from the adjacent highway, Bambrook Close by approximately 22.23 metres and is partially screened by a line of mature trees situated to the adjacent grass verge. The rear elevation of the dwelling is predominantly viewable from the highway to the north-east, Forest Rise due to the plots end location.
- 3.3. The surrounding street scene is predominantly uniform in design, scale and finish. Examples of similar development can be observed within the wider street scene.

4. Relevant planning history

85/01172/4

- REAR EXTENSION TO HOUSE
- PER
- 22.01.1986

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

6.1. Desford Parish Council;

- No objections have been received.

7. Policy

7.1. Desford Neighbourhood Plan 2018-2036

- Policy H1: Settlement Boundary
- Policy H7: Housing Design

7.2. Core Strategy (2009)

- Policy 8: Key Rural Centres Relating to Leicester

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

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

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)

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 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.

- 8.3 Policy H1 of the Desford Neighbourhood Plan seeks to ensure that development proposals within the settlement boundary are supported where they respect the character of Desford.
- 8.4 Policy H7 of the Desford Neighbourhood Plan seeks to ensure that all development proposals should enhance and reinforce the local distinctiveness and character of the area in which it is situated. Care should also be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views.
- 8.5 The Council's Good Design Guide states that "*Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.*"
- 8.6 The proposed first floor extension would be situated to the rear elevation of the dwelling and would be constructed above a previously existing single storey rear extension which as existing and as proposed hosts a kitchen at the dwelling. It would mirror the existing footprint and would feature a pitched roof design which would adjoin on to the existing roof scape, albeit the eaves height would be reduced by approximately 0.78 metres to allow for the addition.
- 8.7 The Council's Good Design Guide states that "*Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building.*"
- 8.8 The scheme proposes two dormers to the rear of the application dwelling. The proposed dormers would be set approximately 1.30 metres below the ridge height of the existing dwelling and would mirror the eaves height of the proposed first floor extension; and as a result the application site would still retain the same massing as the other properties in the area.
- 8.9 The addition would be highly viewable from a public realm due to the open nature of the site to the north-east. Notwithstanding this, examples of front and rear facing dormers can be observed within the wider street scene, with the dormers being a particularly prevailing feature on nearby highways, Forest Rise to the north-east of the site and Drovers Way to the north-west of the site. By virtue of the above, the proposed dormers would appear subordinate within the existing roof scape and are considered to be a coherent addition to the property and wider area.
- 8.10 The proposed materials would be to match the materials of the existing dwelling with the exception of timber cladding to the gable of the proposed dormers. Notwithstanding that timber cladding is not a prevailing feature to the existing dwelling the use of the proposed material can be observed to the dormers situated on Drovers Way and by virtue of this the addition is not considered to cause harm upon the character of the surrounding area.
- 8.11 Additional alterations include the addition of a Velux roof light to the rear of the existing dwellings roof, a minor enhancement to the dwelling.
- 8.12 By virtue of their siting, scale, design and appearance the proposals are considered to be in accordance with Policy DM10 of the adopted SADMP, Policies H1 and H7 of the Desford Neighbourhood Plan and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.14 The Council's Good Design Guide states that "*Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building and on neighbours' amenity.*"
- 8.15 The proposals separation distance between the adjacent neighbouring dwelling, 8 Forest Road would remain as existing at approximately 1.00 metre and by virtue the main consideration is, therefore the increase in the height. The land levels slope upwards to the south-west and by virtue the addition of the first floor extension would sit on a noticeably lower land level, therefore there is not considered to be any adverse impacts upon the occupiers of the dwelling in question due to the overall scale of the proposal. No additional windows are proposed.
- 8.16 The proposal includes the provision of two windows to the proposed dormers which would face directly towards the rear amenity area of 17 Forest Rise. Notwithstanding this, at present the first floor elevation hosts two windows in a similar position to the proposed and by virtue the amendment would only see a minor increase of 1.42 metres forward of the existing structure. It is noted the land levels slope noticeably upwards to the north-west of the site and by virtue that the plot hosting 17 Forest Rise sits on a higher level of land and along with the mature vegetation there is not foreseen to be any impacts upon the occupiers of 17 Forest Rise as it would be predominantly screened.
- 8.17 The proposal would be situated adjacent to the front amenity space hosting 23 Forest Rise and therefore as the separation distance would remain unchanged there is not considered to be any adverse impacts upon the occupiers of the dwelling in question. No additional windows are proposed.
- 8.18 By virtue 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 boundary of Desford and seeks full planning consent for a first floor rear extension and the addition of dormers at 9 Bambrook Close, Desford., therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and appearance of the existing dwelling and street scene. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties and would not have a detrimental impact of highway safety.
- 10.3. The proposals are considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policies H1 and H7 of the Desford Neighbourhood Plan and the adopted Good Design Guide and 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 4th April 2024.

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).

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

Proposed Site and Location Plan - Drg No. PL-SP-002 A
Proposed Elevations A B C and D - Drg No. PL-E-002 A
Proposed Ground and First Floor Plan - Drg No. PL-P-003 A
Proposed Roof Plan - Drg No. PL-P-004 A
all as received by the Local Planning Authority on the 4th April 2024.

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

4. The window to the rear first floor elevation hosting the bathroom shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **Notes to applicant**

- a) 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.