

Planning Statement For Appeal

Householder Planning Application

Preapplication Advise

2 Caldon Close

Hinckley

Leicestershire

LE10 0PQ



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Ref No: 1357-2

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Location

2 Caldon Close

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Image 1.1 Google Maps

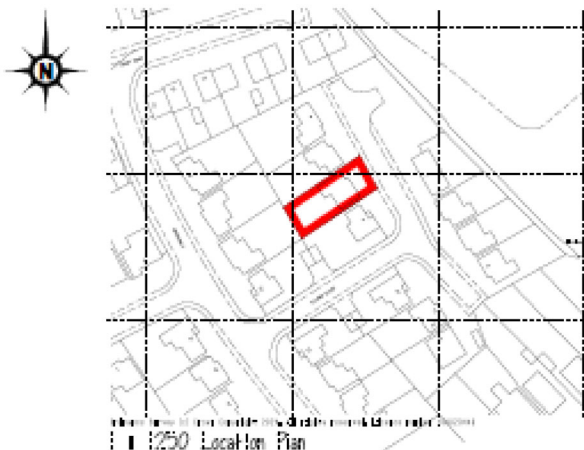


Image 1.2 OS Sheet Location Plan

Caldon Close is located in a residential area with a front elevation facing in a North Easterly direction.

Closest bus stop is 0.2 miles away on Coventry Road, Hinckley Town Centre is 0.7 miles away and Clarendon Park access is located 0.4 miles.

Previous Application

24/01107/CLP

Dated 4th December 2024

Related Drawing: 1357-30B (Attached)

Certificate of Lawful Use for a Class B Roof Extensions to provide a 50m³ of dormer.

The accepted 50m³ roof dormer projects on two roof faces. One to the North facing elevation and the other to the South, but behind the East, West ridge line.

This accepted proposal will allow for both of these box dormers to be viewed from the street scene.

Two previous Pre-application enquires have also been submitted and responded to. These were to enquire regarding a roof extension, then altering the design to make it more acceptable with the additional enquiry regarding Class AA and Class B. The Householder proposal and the Class AA were reviewed negatively and the Class B was accepted. This was then followed up with the Lawful Use for the Class B to establish what can be built.

Pre-application Ref: 24/10113/PREHMO

- The Council Good Design Guide, also seeks to ensure that flat roof on extension are not normally considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from public realm and the use of a flat roof may result in reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.
- The proposed two-storey extension would span the entire width of the dwelling and would mirror the existing dwellings roof to the north-east (front) by way of its pitched roof design would, however form a flat roof design approximately 2.65 metres into the pitch to the south-west (rear) an unfavourable addition, especially when in a position of such high visibility.
- A flat roof can unarguably be observed to the single storey rear extension as approved in 2016 which is noticeably viewable from a public realm to the south-east of the site, nevertheless the proposed flat flat roof would be in a position of much greater visibility, by way of its three-storey nature and position. Caldon Close features predominantly dual pitched roof and forward facing gabled form, flat roofs especially beyond single storey additions are not common features of the surrounding street scene. Therefore the addition of a flat roof at second floor would significantly detrimentally impact the area. Furthermore the mass and design of the of the second floor extension would appear at odds with the roof form of the surroundings.

Scheme 1 – Householder Permission

- Refers to Good Design seeks to ensure roof extension are located to the rear of the properties to minimums potential impact on the street scene where possible.
- The Councils Good Design Guide, also seeks to ensure that flat roofs on extensions are not normally considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.
- Scheme 1 seeks consent for a first floor front extension over the existing garage, with a new main roof to the rear to create a second storey/loft conversion under a full householder planning application. Indicative plans have been provided as part of the submission, which demonstrate the proposed location, design, scale and finish of the extension. Any advice given in this response is on the basis of this information. It is noted that the application seeks further advice to alleviate the concerns as highlighted in 24/10113/PREHMO.
- The sole change from the previous pre-application scheme (24/10113/PREHMO) is the alteration of the flat roof to the rear, to a flat roof with hipped slopes to the edges. Caldon Close features a predominant dual pitched and forward facing gabled form. Flat roofs especially beyond single storey additions are not a common feature of the surrounding street scene and are not generally a particularly favourable addition in any scheme, especially when in a position of such high visibility as in this scenario. The proposal would therefore still significantly detrimentally impact the character of the area and the mass and design of the second floor extension would still appear at odds with the roof form of the surroundings.

Scheme 2 – Class AA (Prior Approval)

Scheme 2 ☐ Class AA (Prior Approval)

Scheme 2 seeks consent for a first floor front extension over the existing garage along with the addition of a second storey to the principle and rear gable to create a second storey/loft conversion under Schedule 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). Indicative plans have been provided as part of the submission, which demonstrate the proposed location, design, scale and finish of the extension. Any advice given in this response is on the basis of this information.

The Local Planning Authority have assessed the scheme under Class AA and can conclude that it would comply in principle, subject to the additional side elevation windows being removed. Notwithstanding this, development under Class AA requires

and application for prior approval to the Local Planning Authority who are required to assess:

- (i) Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light
 - (ii) The external appearance of the dwelling, including the design and architectural features of-
 - (aa) the principal elevation of the dwellinghouse, and
 - (bb) any side elevation of the dwellinghouse that fronts a highway;
 - (iii) Air traffic and defence asset impacts of the development; and
 - (iv) Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012⁴⁵ issued by the Secretary of State;
- Criteria (iii) and (iv) would be satisfied by virtue of the site's location.

The other matters are assessed below, the local planning authority must when determining an application take into account any representations made and have regard to the NPPF in so far as relevant to the subject matter of the prior approval. As such Chapter 12 of the NPPF is of most relevance. Particularly paragraphs 135 and 139.

External appearance of the dwelling

The proposed scheme would mirror the existing dwellings design, as well as complementing the dual pitched and forward facing gable roof form along Caldon Close. Nevertheless, the addition of a third storey would appear significantly dominant in comparison to the immediate and wider street scene, which solely comprises a mixture of single and two-storey dwellings. Therefore the second floor addition would appear highly visible from the principal elevation, it would be incongruous in its context and would significantly detrimentally impact the character of the area by way of its scale and is not considered to be acceptable in context to its surroundings.

Proposed materials have not been specified.

Overall it is considered that the extension as indicated would remain to be an unacceptable addition to the host dwelling and would result in an incongruous form of design within the street scene. The addition would therefore unlikely to be supported should an application for prior approval be submitted.

Impact towards neighbouring residential amenity

The Local Planning Authority are required to assess the impact upon the amenity of the adjoining premises and the impact on the amenity on the adjoining premises including overlooking, privacy and the loss of light as outlined within sub-paragraph (3)(i).

The proposed extension would conform to the existing dwellings building line, retaining the existing separation distances between all surrounding neighbouring dwellings. However the ridge height would be significantly increased by approximately 3.00 metres, towering unacceptably above the adjacent bungalows to the south-east and north-east.

Two three-pane windows are proposed to the second floor elevation of the front extension, which would host a sitting area and landing, nevertheless by way of the separation distances between the additions and private amenity space of the adjacent dwelling the potential overlooking impacts are considered to be minimal.

Two three-pane windows and one four-pane window are, proposed to the rear elevation of the dwelling which are to host a dressing room, sitting area and bedroom. Due to their significant height, the windows would overlook into the adjacent dwelling, 16

Brookdale, adversely impacting the neighbouring amenity that the neighbouring dwelling hosts.

An additional window is proposed to the side elevation which is required to be removed if submitted for assessment under Schedule 1, Class AA.

For the above reasons it is considered that the proposal would have some adverse impacts upon the residential neighbouring amenity of the surrounding dwellings and therefore the proposal does not comply with Policy DM10 of the SADMP.

Certificate Of Lawful Proposed Use Class B

Considered Lawful

Householder Planning Application Ref: 25/00275/HOU

1. By virtue of the proposal's height, scale, design, appearance, and massing, the development represents poor design that fails to reflect local design policies and government guidelines on design. The poor design of the scheme results in significant harm to the character of the site and surrounding area, which is exacerbated by the visual prominence of the development, and its detrimental impact on the discernible character of the surrounding area to which the existing host dwelling positively contributes. The proposal is therefore contrary to, and in conflict with, Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Paragraph 135 of the National Planning Policy Framework (2024), the National Design Guide (2019), and the Council's Good Design Guide (2020). In accordance with Paragraph 139 of the National Planning Policy Framework, the application is refused.
2. By virtue of the sitting of and the separation distance between the application dwelling and neighbouring properties, and the proposal's height, scale, massing and window positions, the development results in significant harm to neighbouring residential amenity as a result of loss of privacy and overlooking impact. This is contrary to, and in conflict with, Policy DM10 of the adopted Site Allocation and Development Management Policies Development Plan Document (2016), Paragraph 135 of the National Planning Policy Framework (2024), and the Council's Good Design Guide (2020).

PLEASE SEE FULL RESPONSE AND CONCLUSIONS ON ATTACHED DOCUMENTS.

Proposal

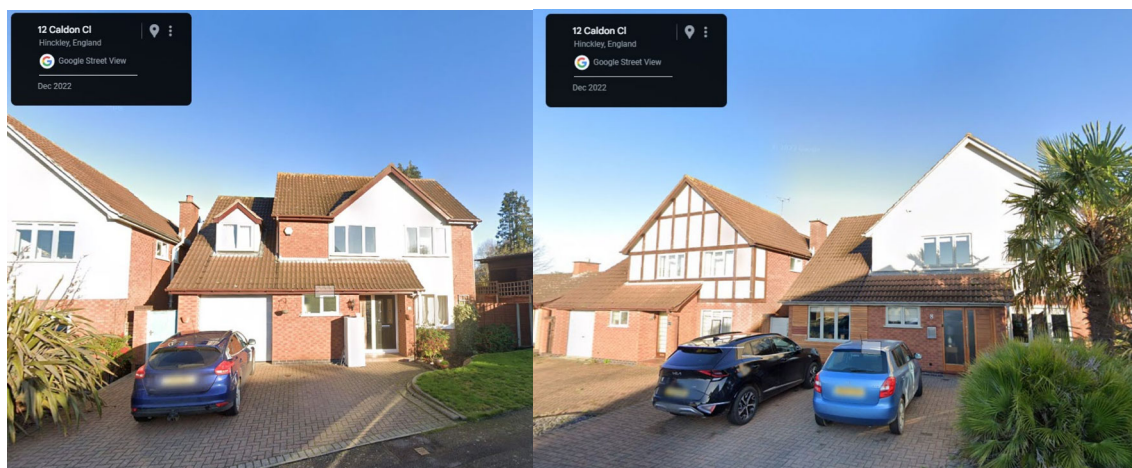
Drawing 1357-02H

Second floor roof extension to create and a master bedroom, dressing room and ensuite. As well as an ensuite to the left had side (Front Elevation) bedroom.

The existing Lawful Use accepted scheme would allow for the box dormer to be highly visible from both the main street scene and the street scene from the Brookdale, Cladon Close junction. This Householder proposal is to raise the North – South ridge which would still be set lower than the primary ridge line.

The pitched roof will be in keeping with the existing characteristic of the existing house and street scene to the constructable Class B dormers. This design reflects the main roof which is on Number 12 Caldon Close.

The characteristics of the existing street scene is mixed with a mixture of design for the 5 bungalows located up and down the road. The same applies with the two storey houses, some of which have a lower pitched roof over the garage, others have a higher ridge line over the garage, with one having a dormer. Some have recessed porched, other are filled in. A few of the houses main front gables are brick, some are render and one which is timber clad with render infills, one with a timber clad garage conversion.



Google Steet Images Of Caldon Close

With the varied designs and appearances, and in particular number 9 Caldon Close which street scene elevation is more in line with this proposal.

Conclusion

With acknowledged proposed Class B which is able to be constructed, this proposed Householder extension (1357-02H), will be more aesthetically pleasing and retain the street scene characteristic of the other 2 storey properties even with their variations. In particular the property referred to in the per-application feedback and as shown in the Google Street View above.

With reference to The Good Design Guide, Supplementary Planning Document, Hinkley & Bosworth Borough Council 2020.

The proposal will retain a 30m separating distance between 2 Caldon Close and 16 Brookdale. A 45 degree sight lines with both of the adjoining neighbours, 1 and 3 Caldon Close will not be encroached on. The proposed works will not project any higher than the existing main ridge. The separation distance is one of the reasons for refusal, however as stated above, it complies with the distances stated in The Good Design Guide.

The main proposal is situated to the rear of the property to minimise the effect on the street scene. The proposal will also reduce the brickwork massing to the side of the property and the rear which was raised in the Pre-application comments.

The dormer windows to the rear area also in line with The good Design Guide as preferred option.

The materials that are proposed will consist of facing brickwork to match the existing brickwork and roof tiles which are the same profile and colour of the existing roof. The visibility of the proposed flat roof element will be reduced from what could be built under Class B with the pitched roof to the sides. This also decreases the rear flat roof as well.

The design of the roof extension will keep the front elevation to the principle street scene, in keeping with the character of the street with roof pitched reflecting the current roof and materials, with the dormer no longer visible from the front elevation. With comparison to what can be built, the South (side) elevation will have a pitched roof instead of the dormer cheek, which again is more in keeping with the original house design.

We believe this Householder application is far superior in layout and appearance to the accepted Class B loft conversion with dormer which can be built and has been deemed permitted development. The comments made for the refusal refer to height (which will be no greater than the existing roof line and will not be any greater than what can be built under permitted development). Scale (as an extension, it will increase in size). Design appearance (it is inline with the Good Design Guide and is more in keeping (character) than the lawful use proposal). We would also argue that the design is much better than what can be built. With the matching of materials, we do not believe it is of poor design.

In relation to the character of the area, all the properties in the close vary in appearance with a mixture of different bungalow designs and same with the two storey dwellings.

Point 2 refers to the separation distance with the dwelling to the rear of the property. This meets the guidance layout in The Good Design Guide and would also be the same situation as it would

be if the dormer obtained under the Lawful Use Certificate is built. The trees which currently block the view and protect the amenity of the property to the rear are the neighbours tree's. Therefore if they were removed, that would be the neighbours chose, and not the applications. However to reinforce, the separation distances are acceptable.

With the above information we hope that is application is over turned and approved as we believe the Good Design Guide has been meet and the character of the house would be more in keeping with the proposal than the lawful use alternative.

Appendices

Drawings Submitted for Householder Application

- Submitted Drawings -1357-01 Survey Drawing
 -1357-02EC Sketch Scheme
 -1357-30B (With Approval For Lawful Use Certificate)
 -Planning Statement 2

- Amended Drawings -1357-02F
 -1357-02H (Refused)

Email Correspondence

- RE_24_10113 First Pre-application email exchange
- RE_24_10150 Second Pre-application email exchange
- RE_25_00275 Householder Planning Application email exchange