

Delegated Report

Planning Ref: 24/00629/HOU

Applicant: Mr Gagandeep Gadri

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Stretton Pines Wolvey Road Burbage Leicestershire

Proposal: Single storey side extension, including the demolition of existing garage

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 for a single storey side extension to the north elevation of a detached bungalow, Stretton Pines, Wolvey Road, Burbage.

2.2. The proposed single storey side extension would extend approximately 3.3 metres from the north side elevation up to the side boundary of the site. The dual pitched gable sided part of the extension would have the same 10 metres depth as the wing that it is to be attached to and the same eaves height but a subordinate ridge height of 5.3 metres by virtue of a lower roof pitch. The small additional flat roof projection to the rear of the pitched roof would have a width of 3.6 metres, a depth of 2.5 metres beyond the main rear elevation and a flat roof height of 3.5 metres. The proposed external materials include vertical timber cladding to the front and rear elevations of the extension, matching render to the north side elevation, matching plain brown roof tiles and matching white uPVC windows as the existing bungalow. The proposal would replace an existing timber garage/storage building (garden mower etc.).

3. Description of the site and surrounding area

3.1. The application dwelling is an individually designed detached bungalow with a central core and various wings to front, side and rear. It is set within a large, secluded plot and within a residential area of Burbage. It is constructed with white rough cast rendered walls above a blue brick plinth, plain brown roof tiles covering the steeply pitched gabled roof and white uPVC windows and doors. There is currently a timber garage/storage shed attached to the north side elevation that would be demolished to enable the development. There is a long crushed stone driveway and turning areas to the front of the bungalow providing ample off-street parking and turning. The site is predominantly enclosed by tall trees and landscape planting together with 1.8 metre high close boarded timber fencing.

3.2. The neighbouring dwelling to the north occupies a similarly large, secluded plot and is centrally located within it and separated by a 1.8 metres high close boarded timber fence and a belt of tall trees.

4. Relevant planning history

86/00562/4

- Erection of sun lounge
- Permitted
- 17.06.1986

87/00205/4

- Bedroom extension
- Permitted
- 08.04.1987

89/01027/4

- Extensions and alterations
- Permitted
- 02.11.1989

98/00237/OUT

- Erection of dwelling house and triple garage
- Refused
- 27.05.1998

99/00817/FUL

- Extensions to dwelling
- Permitted
- 07.10.1999

13/00285/HOU

- Extensions and alterations to dwelling
- Permitted
- 03.06.2013

13/01075/HOU

- Extensions and alterations to dwelling
- Permitted
- 28.02.2014

17/00942/HOU

- Single storey front and side extensions and alterations to dwelling
- Permitted
- 08.11.2017

18/00219/HOU

- Single storey side extension and detached car port and store.
- Permitted
- 18.04.2018

19/01016/HOU

- Single storey rear extensions and detached car port
- Permitted
- 05.11.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objection has been received from Burbage Parish Council.

7. Policy

- 7.1. Burbage Neighbourhood Development Plan (BNDP) 2015-2026 (2021)
 - No relevant policies
- 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 domestic properties within urban 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
 - Impact upon trees

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. Burbage Neighbourhood Development Plan (BNDP) contains no relevant policies for domestic extensions but refers to the materials, design and scale of extensions and alterations being compatible with the original building (Para. 15.3).

8.3 By virtue of its appropriate 3.3 metres width, 12.5 metres total depth and maximum height of 5.3 metres, the proposal would result in a clearly subordinate addition to the existing extensive bungalow that occupies a substantial plot. By virtue of its small scale and siting set well back from another wing that extends at length and at an angle from the main front elevation, the proposal would predominantly be screened from front views and not at all prominent. The proposed external materials include complementary vertical timber cladding to the front and rear elevations of the extension, matching render to the north side elevation, matching plain brown roof tiles and matching white uPVC windows as the existing bungalow.

8.4 By virtue of the siting, scale, design and proposed appearance, it is considered that the proposal would respect and complement the scale, individual character and appearance of the existing bungalow and would not result in any adverse visual impacts within any street scene or the surrounding area by virtue of its screening. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and the Burbage Neighbourhood Development Plan.

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 closest neighbouring dwelling to the proposed extension, Stretton Poplars, is a large, detached dwelling centrally located within an extensive plot to the north of the application site. It is set off the side boundary of the site by approximately 20 metres and has an off-set orientation to the proposed side extension. The side boundary is defined by a 1.8 metre high close boarded timber fence and a belt of tall trees within the neighbouring garden which provide screening from the application site. By virtue of its siting, separation distances, single storey scale and design the proposal would not have any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

8.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

8.8 The proposal would result in the addition of one bedroom but would not affect the ample off-street parking and turning provision on the extensive crushed stone surfaced hard standing within the site frontage. This existing level of off-street parking provision would remain more than adequate to serve the resulting dwelling which is located within a highly sustainable urban location with easy access to a full range of services and facilities by alternative more sustainable transport means. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Impact upon trees

8.9 There is a wide belt of tall trees within the neighbouring garden that extends up to the boundary with the application site and whose branches and root systems would extend beyond the boundary. The closest row of trees (conifers) to the proposal within the tree belt have been lopped and stripped of branches leaving only tall trunks to the rear side. Notwithstanding its proximity to the side boundary, it is considered that the proposal would not result in any significant adverse impacts on any visually significant trees within the neighbouring tree belt.

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 relates to an extension and alteration to an existing dwelling located 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 the siting, scale, design and proposed matching appearance, it is considered that the proposal would respect and complement the scale, individual character and appearance of the existing bungalow and would not result in any adverse visual impacts within any street scene or on the surrounding area. By virtue of its siting, separation distances, scale and design the proposal would not have any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. The proposal would retain adequate more than adequate private rear amenity space and off-street parking provision to serve the resulting dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan, Proposed Site Plan, Proposed North Wing Ground Floor Plan, Proposed Roof Plan and Proposed Elevations Drawing No. 2024-04-PL-02 received by the local planning authority on 24 June 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 extension and alteration hereby permitted shall be in accordance with the proposed external materials details provided within the submitted Planning Application form and the approved Proposed Elevations Drawing No. 2024-04-PL-02 Rev A received by the local planning authority on 29 July 2024 and shall match the corresponding materials of the existing dwelling other than for the addition of vertical timber cladding to the front and rear elevations where shown.

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.