

Delegated Report

Planning Ref: 25/00385/HOU

Applicant: Mr And Mrs Stringer

Ward: Newbold Verdon With Desford & Peculation

Site: 9 Green Lane Stapleton Leicester



Hinckley & Bosworth
Borough Council

Proposal: Extension of rear 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 seeks full planning consent for the extension to a rear dormer at 9 Green Lane, Stapleton.
- 2.2. The existing rear dormer would be extended by 3.59 metres to the south-west and 1.45 metres to the north-east. It would have a flat roof with 103 degree slope which would have an eaves height of 5.10 metres and a ridge height of 5.37 metres. An additional five pane window would be installed. The proposed external materials would match those of the existing dwelling.
- 2.3. Amendment have been sought during the application process in the interests of good design and neighbouring amenity. This has resulted in the removal of the dormer to the side roof line of the garage and the extension of the dormer to the front roof line.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within the settlement boundary of Stapleton. The application dwelling has a dual-pitched roof form with a forward facing gable to the projecting garage and a flat roof to the front/rear dormers and glazed porch. Mono-hipped element can also be observed to the side elevations. It is characterised by the use of facing red brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows. The site can be accessed to the north-west of Green Lane via a dropped kerb access to the north of the site. It leads onto a substantial block paved hardstanding bounded by grass and brick walls either side.
- 3.2. The street scene has a similar style along its street line with the majority of the dwellings being single storey with flat roof dormers, however despite this the application dwelling differs significantly from the other builds mainly due to the presence of the projecting forward fronting gabled garage. Various designs and styles can further be observed to the opposite street line.

4. Relevant planning history

78/00615/4M

- Extension to house
- Refused

- 24.05.1978

96/00218/FUL

- Extension to dwelling
- Planning Permission
- 01.05.1996

98/00676/FUL

- Single storey side extension
- Planning Permission
- 14.10.1998

99/00761/FUL

- Replacement lean-to and new toilet
- Planning Permission
- 14.10.1999

02/00691/FUL

- Rear conservatory
- Planning Permission
- 10.07.2002

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. Following the publication no comments have been received.

6. Consultation

- 6.1. Kirkby Mallory, Peckleton and Stapleton Parish Council;
'Kirkby Mallory, Peckleton and Stapleton Parish Council have no comments or objections to make on this application.'

7. Policy

- 7.1. Core Strategy (2009)
 - Rural Hamlets
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. 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 adopted Site Allocations and Development Management Policies 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.
- 8.3 The application seeks full planning consent for the extension to a rear dormer at 9 Green Lane, Stapleton.
- 8.4 In respect of dormers the Council's Good Design Guide states that;
- 'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene.'* And 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 and on neighbours' amenity.'* And that;
- 'Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.'*
- 8.5 The existing rear dormer would be extended by 3.59 metres to the south-west and 1.45 metres to the north-east to sit flush with the existing dwellings roof edge. It would have a flat roof with replicating eaves and a ridge height which would match that of the existing dwelling albeit with a 103 degree slope to the north-west similar to the existing front dormer reducing its dominance. An additional five pane window would be installed, matching the existing fenestrations design, finish and scale along with being constructed out of matching brick/tiles further ensuring a satisfactory and unified appearance.
- 8.6 Whilst not a representation of particularly good design not being set in from either roof edge, there are similarly designed and proportioned rear dormers within the street scene to 11 and 13 Green Lane meaning that their inclusion is not uncharacteristic of the surrounding area and would not result in any significant adverse visual impacts on the character or appearance of the application dwelling or wider street scene in this case. Furthermore, the proposal's visibility would be restricted to Green Lane, with glimpses only being available from the adjacent recreational facility and from the approach to the village from Dadlington.
- 8.7 By virtue of the above the proposals would not result in any significant adverse impacts on the character or appearance of the surrounding area. The proposed scheme would therefore be in accordance with Policy DM10 of the Site Allocations and Development Management Policies and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted Site Allocations and Development Management Policies and the Councils 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.
- 8.9 Due to the proposed works being an extension to an existing dormer, whilst not protruding past the dwellings building line there is not considered to be any additional impacts upon the neighbouring dwelling to the south-west (7 Green Lane) and to north-east (11 Green Lane) in terms of loss of light. An additional opening is proposed which would face directly towards the applicant's own rear garden and although views into the rear garden of No. 7 would be available, these would be at an angle only. Furthermore, given those already in situ to first floor level there is not considered to be any further loss of privacy to no.7. No additional openings are proposed to either side elevation.
- 8.10 By virtue of the siting, scale, design, and existing development, it is considered that the proposal would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies. No objections to the proposals have been received from the occupiers of any neighbouring properties.

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Stapleton 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.
- 10.1 By virtue of its siting, scale, design and the proposed use of matching external materials to ensure a satisfactory and unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene and would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the Site Allocations and Development

Management Policies and the general principles of the Councils Good Design Guide and is recommended for approval subject to the below 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 9th April 2025.

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:

- Site Location Plan, Drg No. 4341- LP as received by the Local Planning Authority on the 9th April 2025.
- Existing and Proposed Floor Plan, Drg No. 4341-03 Rev B
- Existing and Proposed Front and Rear Elevations, Drg No. 4341-04 Rev B
- Existing and Proposed Side Elevations 2, Drg No. 4341-05 Rev B
- Existing and Proposed Side Elevations 1, Drg No. 4341-06 Rev A as received by the Local Planning Authority on the 4th July 2025.
- Proposed Site Plan, Drg No. 4341-01 Rev A as received by the Local Planning Authority on the 15th July 2025.

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).

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.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on

the property are of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.