

Delegated Report

Planning Ref: 25/00371/HOU
Applicant: Mrs Katie Gibson
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 150 Kirkby Road Barwell Leicester

Proposal: Single storey side and rear extension, replacement/enlargement of front porch.

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 single-storey side and rear extension and replacement/enlargement of the existing front porch at 150 Kirkby Road, Barwell.
- 2.2. The proposed replacement front porch would extend 1.68 metres forward of the main front elevation with a width of 2.61 metres. It would have a timber framed dual pitched gable fronted roof form with a ridge height of 3.70 metres and an eaves height of 2.50 metres.
- 2.3. The proposed single-storey side extension would project outwards from the existing side elevation by 3.03 metres and would have a total depth of 11.28 metres. The proposed single-storey rear extension would extend across the full 9.62 metres width of the dwelling and to a depth of 3.50 metres. It would have a flat roof form with a height of 3.87 metres (including the proposed roof lantern).
- 2.4. Additional alterations include the addition of a window to the front elevation of the side extension, the addition of a window and a door to the northern side elevation, the addition of a window and a set of five French doors to the rear elevation and the addition of a roof lantern over the dining space to the rear.
- 2.5. The proposed external materials would match those of the existing dwelling with the exception of rubber EPDM to the flat roof.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barwell in a residential area. It is a two storey detached house with pyramidal/hipped roof form and brick chimney stack to its side elevation. It has a traditional design with two storey front bay windows with subordinate dual pitched roof gable above, a front porch with dual pitched gable fronted roof and a shallow depth flat roof ground floor extension to part of the rear elevation. It is constructed with a red multi facing brick plinth, smooth white rendered panels with red facing brick detailing and string courses above, red plain clay roof tiles and white uPVC windows. The site provides up to four off-street parking spaces on the 18.00 metres long tarmac driveway and additional hardstanding within the site frontage. The rear garden provides approximately 300.00 square metres of amenity space and is enclosed by timber panel fencing of varying heights.

- 3.2. The application dwelling is set well back from the highway in a row of traditionally styled two storey detached and semi-detached dwellings. The two-storey detached dwelling to the north is set forward of the application dwelling, has a gable sided roof form, is constructed with white rendered walls with red brick detailing and chimney stacks and has a number of single storey outbuildings/garaging to its side and rear. The two-storey detached dwelling to the south is set back from the application dwelling, has a hipped main roof form, a 1½ storey near side extension, is constructed with light grey horizontal cladding to external walls and has a row of timber outbuildings to the rear located along the near side boundary.
- 3.3. A two storey side extension, a hip to gable and rear dormer loft conversion with Juliet balcony, replacement front porch, new detached outbuilding and other alterations to the dwelling were approved in January 2024 under application 23/01092/HOU. The permission was, however, not implemented.

4. Relevant planning history

23/01092/HOU

- Single storey rear extension, two storey side extension, hip to gable and dormer loft conversion with Juliet balcony, replacement front porch, new detached outbuilding and alterations to dwelling
- Planning Permission
- 11.01.2024

5. Publicity

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

6. Consultation

- 6.1. Barwell Parish Council;
"No objections."

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
- Policy 22: Development and Design
- 7.2. Core Strategy (2009)
- Policy 3: Development in Barwell
- 7.3. 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
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)

- 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 adopted Site Allocations and Development Management Policies DPD 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.

8.3 Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) seeks to ensure that new development is not detrimental to the character and appearance of the host dwelling or surrounding area and respects the scale, proportions, height and materials of the existing buildings, neighbouring structures and overall street scene.

8.4 The application seeks full planning consent for a single storey side and rear extension and replacement/enlargement of the existing front porch at 150 Kirkby Road, Barwell.

8.5 The Councils Good Design Guide seeks to ensure that front extensions *“should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.”*

8.6 The proposed replacement front porch extension above the main entrance would extend only 1.68 metres forward of the main front elevation with a width of 2.61 metres. It would have a timber framed dual pitched gable fronted roof form with a ridge height of 3.70 metres and an eaves height of 2.50 metres. By virtue of its clearly subordinate height, width and depth, the proposal would sit comfortably within the front elevation and by virtue of its sympathetic design would result in an attractive entrance feature not uncommon to that of the existing.

8.7 The Councils Good Design Guide seeks to ensure that side extensions *“appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).”*

8.8 The Councils Good Design Guide seeks to ensure that rear extensions are *“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.”*

8.9 The Councils Good Design Guide seeks to ensure *“Flat roofs on extensions will not normally be 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.”*

- 8.10 The proposed single-storey southern side extension and rear extension would sit flush with the front elevation and would extend for a width of only 3.03 metres from the main side elevation. It would extend for a total depth of 11.28 metres, including an appropriate depth of 3.50 metres from the main rear elevation, and for an appropriate total width of 9.62 metres. It would have a flat roof form which would not be characteristic of the existing dwelling, nevertheless, due to the wrap around nature of the extension and its clearly subordinate height of 3.87 metres (including the proposed roof lantern) the addition would not be overly prominent or result in any significant adverse visual impacts on the character or appearance of the application dwelling or wider street scene in this case. Furthermore, similar single-storey flat roof additions which sit flush with/forward of the front elevation can be observed within the wider street scene.
- 8.11 Additional alterations include the addition of a window to the front elevation of the side extension, the addition of a window and a door to the northern side elevation, the addition of a window and a set of five French doors to the rear elevation and the addition of a roof lantern over the dining space to the rear.
- 8.12 The proposed external materials would match those of the existing dwelling with the exception of rubber EPDM to the flat roof.
- 8.13 By virtue of their siting, scale and the proposed use of matching corresponding external materials in the construction to ensure a uniform appearance, it is considered that the proposals would be acceptable in design terms and would respect and complement the scale, character and appearance of the existing dwelling. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the adopted Site Allocations and Development Management Policies DPD 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.
- 8.15 Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) seeks to ensure that new development does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.16 To the south of the site sits 148 Kirkby Road, a detached two-storey dwelling set back from the application dwelling and 2.16 metres within the side boundary to the application site. It has no principal habitable room windows in its rear side elevation, only a side door and small patterned window at ground floor. The proposed single-storey side extension would extend almost up to the side boundary and 5.00 metres forward of the main front elevation of no. 148. Notwithstanding this, no. 148 has a garage door at ground floor nearest to the boundary and therefore the proposals would not result in any significant adverse overbearing or overshadowing impacts on any principal habitable room windows of no. 148 or its main amenity areas. Neither the proposed side nor rear extensions would extend beyond the main rear elevation of no. 148 and therefore they would not result in any adverse impacts on its rear elevation. There are no windows proposed in the side elevation that would result in any significant loss of privacy to the occupiers of No. 148 from any direct overlooking.
- 8.17 To the north of the site sits 152 Kirkby Road, a detached two-storey dwelling set forward of the application dwelling and approximately 4.00 metres within the side

boundary to the application site. It has a range of single storey dual pitched roof outbuildings/garaging between and extending continuously along the rear side boundary both forward of and beyond the rear of the application dwelling. By virtue that the single storey rear extension would be screened from the rear garden of no. 152 by its own dual pitched roof outbuildings there would be no adverse impacts upon the owners/occupiers in terms of loss of light or loss of privacy.

- 8.18 By virtue of the siting, scale, design, separation distances and existing screening, it is considered that the proposals 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 SADMP, Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) and the adopted Good Design Guide. 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 proposal is located within the settlement boundary of Earl Shilton. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 4th April 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide.

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
 - Proposed Site Layout Plan, Drg No. 150 - KB – 109
 - Proposed Plans, Drg No. 150 - KB - 103BR
- All as received by the Local Planning Authority on the 4th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide.

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.