

Delegated Report

Planning Ref: 23/01212/HOU

Applicant: Patryk Hostman

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 4 Applebee Road Burbage, Hinckley Leicestershire

Proposal: Single storey rear and side extension, first floor extension, new hip to gable roof extension to create front and rear dormer, demolition of existing detached garage and alteration to dwelling.

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 rear and side extension, a first floor extension, hip to gable roof extension to create front and rear dormers, demolition of existing detached garage and alterations to the dwellinghouse, 4 Applebee Road, Burbage. The alterations include replacement of doors and windows, removal of a chimney and provision of externally insulated walls with render.
- 2.2. The proposed single storey rear extension is flat roofed and extends 8.78 metres across the full width of the main dwelling. It has a depth of 3.4 metres and a maximum height of 3.17 metres to create a living room/dining/kitchen. The side extension is also flat roofed, set back from the front elevation of the main dwelling, has a width of 3.3 metres at the front and 1.4 metres at the rear to create a garage and storage area. The garage has a height of 2.44 metres. The eaves height of the main dwelling is maintained and matches with the height of the proposed garage. The ridge height of the main dwelling is also maintained as a result of the proposal. The first floor and hip to gable roof extension creates a flat roof front and rear dormer. The first floor measures 8.5 metres in depth and 8.8 metres in width. The new door and window are covered under permitted development as the dwelling is not listed and not within a conservation area.
- 2.3. The proposal includes white and grey render to the wall, Grey Anthracite uPVC windows and doors, horizontal timber cladding effect to the dormer and dark grey interlocking roof tiles.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Burbage in a predominantly residential area. It is a semi-detached bungalow with hipped roof form and chimney stacks. It is brick built with white uPVC windows, door and plain concrete roof tiles. The site provides front hardstanding driveway and a grass area. The eastern boundary of the property adjoins an access to a dwelling to the rear.
- 3.2. The surrounding street scene is characterised with a mixed of detached and semi-detached bungalows with similar building height and constructed in brick and render external materials. Few dwellings have dormer windows. The site is not within a conservation area and the dwelling is not listed. The adjoining dwelling has an existing single storey extension in the form of a conservatory on the common boundary as well as a front dormer extension.

4. Relevant planning history

None related.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No response has been received as part of the publicity.

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

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. 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). The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.

8.3 In respect of roof extensions, the adopted Good Design Guide states:

'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene. 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 should reflect the window pattern of the dwelling.' and, *'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.'*

8.4 The proposed first floor and hip to gable roof extension creates a front and rear dormer. The overall first floor extension measures 8.8 metres in width and a depth of 8.51 metres. There is no increase in eaves and ridge height of the main dwelling. The flat roof front dormer has a width of 1.57 metres, replaces the existing front chimney and is flush with the overall height of the dwelling. The flat roof rear dormer covers the full width of the roof and not visually prominent in the street scene. The dormers are constructed of horizontal timber cladding and grey uPVC windows. The street character has a few front dormers of different scale including one of larger dimensions on the adjoining dwelling, 6 Applebee Road, which has a white uPVC window and a horizontal timber cladding on the side elevation. The proposed dormers have appropriate design, scale, and height. The rhythm of external horizontal cladding on the dormers complies with the street character. The grey window and anthracite fascial board do not look harmful as the street has a variety of external appearances.

8.5 The proposed hip to gable roof is not significantly out of character in terms of design, height and roof materials. The new windows and door to the front of the dwelling is well-proportioned and matches others within the street scene. The proposed render to the wall matches other external material within street scene. The appropriate roof form respect and complement the varied character, designs and styles of development within the surrounding area and therefore the proposal does not result in any significant adverse visual impacts.

8.6 In respect of extensions, the Council's adopted Good Design Guide states:

'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.'

8.7 The proposed single storey rear extension extends 8.78 metres across the width of the main dwelling. It has a depth of 3.4 metres and a maximum height of 3.17 metres to create a living room/dining/kitchen. The side extension is also flat roofed, set back from the front elevation of the main dwelling, has a width of 3.3 metres at the front and 1.4 metres at the rear to create a garage and storage area. The garage has a height of 2.44 metres and, although flat roofed, does not dominate the street scene.

8.8 Both rear and side extension have single storey scale and are clearly subordinate to the existing dwelling. They have appropriate height, width, and depth, and have no significant adverse visual impacts on the surrounding area in terms of external materials.

8.9 The street scene has varied character in terms of roof design, dormers, and external materials, however, by virtue of its siting, scale, design and subject to the use of satisfactory external materials in its construction, the proposal respect the character and appearance of the existing dwelling and have no adverse visual impacts on the already varied street scene. 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 principles of the Burbage Neighbourhood Development Plan.

Impact upon neighbouring residential amenity

- 8.10 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.
- 8.11 The neighbouring dwelling to the west (No. 6) is a similarly scaled and styled bungalow with hipped roof form. The first floor extension, new hip to gable roof, and dormers do not increase the height of the dwelling. The dormers do not extend beyond the plane of the roof. The massing of 4 Applebee Road as a result of proposal increases however does not cause any significant overbearing impact on 6 Applebee Road. There are no side windows to the dormer.
- 8.12 The single storey side extension is set back, has a flat roof and is proposed up to the east boundary. It has appropriate scale and has no immediate adjoining property. The rear extension extends further back and lines up with the rear conservatory at 6 Applebee Road. The existing rear garage is removed and therefore does not intervene with the extension. The extension is approximately 0.15 metres away from the west boundary and has no significant overbearing impact on the adjoining property. Both extensions have no side windows. The existing fence separates the garden of 4 Applebee from the amenity space of other neighbouring properties. There is no loss of privacy or potential unacceptable overlooking into neighbouring properties.
- 8.13 By virtue of the retaining of the building height, siting, scale, appropriate dimensions of the side and rear extensions, separation distances between the rear extension and west boundary, set back of the side extension, and the use of corresponding external materials it is considered that the proposal does 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 and the adopted Good Design Guide.

Impact upon parking provision

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 The proposals result in the provision of an additional third bedroom and an integrated garage. Due to the design of the garage, it does not fully comply with the local highway standard garage size, however, it has the capacity to accommodate one off street car parking space. The local highway authority design guide requires a minimum of two off-street car parking spaces to serve the resulting dwelling. The hardstanding front driveway also has the capacity to accommodate an additional car, therefore the proposal provides adequate parking to serve the resulting dwelling in this highly sustainable urban setting with easy access to a full range of services and facilities by alternative and more sustainable transport means. The proposal is therefore considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide.

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 proposals relate to extensions and alterations 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, building height, modest dormer sizes and hip to gable roof, appropriate dimensions of the extensions, separation distances and the use of corresponding external materials to ensure a satisfactory appearance, it is considered that the resulting dwelling respects and complements the scale, character and appearance of the existing dwelling and neighbouring development and does not have any significant adverse visual impacts on the already varied wider street scene. It does not have any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking and private amenity space is provided. 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 are 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: Site Location Plan and Block Plan Drawing No. 23001-001, Proposed Floor Plans and Elevations Drawing No. 23001-003 received by the local planning authority on 15 December 2023.

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 extensions and alterations hereby permitted shall be in accordance with the external materials details provided within the submitted planning application form and detailed on the approved plans and elevation.

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.