

Delegated Report

Planning Ref: 23/00320/HOU

Applicant: Mr Jones

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 4 Grosvenor Crescent Burbage Leicestershire

Proposal: Raising roof of dwellinghouse, loft conversion with three dormer windows, front extensions and other alterations

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 an increase in the height of the existing main roof to enable a loft conversion with the addition of three dormer windows, front extensions and other alterations to a dwelling, 4 Grosvenor Crescent, Burbage.
- 2.2. The main roof ridge height would be increased by approximately 0.6 metres to 8.4 metres to facilitate a loft conversion with two dormer windows with dual pitched roof form and three roof lights to the front roof elevation and one larger dormer window with dual pitched roof form and four roof lights to the rear roof elevation. Existing solar panel arrays on the rear roof elevation would be retained but redistributed across the new roof. Two single storey front extensions with flat roof form are proposed, one to provide an entrance porch with a width of 4.84 metres and depth of 1 metre and one to form a bay window with a width of 3.26 metres and depth of 0.65 metres both with a height of 2.7 metres. Other minor alterations to fenestration are also proposed along with an increase in the height of the existing brick chimney by 0.7 metres. Matching facing brick, render, concrete roof tiles and windows are proposed throughout the scheme.
- 2.3. The proposal is a re-submission of a similar proposal that was previously approved planning permission in 2019 (reference 19/00478/HOU) but has since expired.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Burbage in a residential area and within a small cul-de-sac. It is a two storey detached house with strong horizontal design emphasis and with a dual pitched gable sided main roof form and a double garage is attached around the front right side corner with an asymmetric dual pitched gable fronted roof form. There is a lean-to roof over a floating bay window and an integral glazed entrance porch with integral first floor balcony above to the front elevation and a single storey flat roof extension to the rear elevation. The application dwelling is constructed of light brown facing bricks, cream coloured rendered panel to the garage, brown interlocking concrete roof tiles and white uPVC windows. There is a large rear garden enclosed by solid close boarded timber fence panels and hedgerows. There is a double garage and six further off-street parking spaces on the 14 metres long and 8.5 metres wide block paved surfaced driveway within the site frontage.
- 3.2. The 8 detached dwellings within the cul-de-sac are both two storey and single storey in scale and have a variety of designs and styles.

4. Relevant planning history

19/00478/HOU

- Raising of roof, x3 dormers and single storey extensions to front
- Permitted
- 04.07.2019

5. Publicity

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

5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No objections have 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) (2021)
- 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 The proposed increase in the height of the main roof ridge to facilitate a loft conversion to habitable space would be very modest at 0.6 metres and with no increase in the existing eaves height and therefore only a modest increase in the pitch of the roof. As a result, the overall scale, mass and horizontal design emphasis of the existing dwelling would be maintained and the proposed modest increase would not result in the application dwelling becoming overly prominent or having any adverse visual impacts on the existing dwelling or wider street scene which already exhibits a variety of roof heights. The increase would be constructed in matching external materials to ensure a unified and satisfactory external appearance.
- 8.4 To serve the proposed loft conversion two dormer windows with dual pitched roof form and three roof lights are proposed to the front roof elevation and one larger dormer window with dual pitched roof form and four roof lights are proposed to the rear roof elevation. An existing solar panel array on the rear roof elevation would be retained but redistributed across the new roof.
- 8.5 The Council's adopted Good Design Guide states that:
'Dormer windows, which allow for additional headroom within roof spaces will be considered in the context of impact upon the character of the building and on neighbours' amenity. 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.'
- 8.6 Notwithstanding that dormer windows are not a prevailing feature on front roof elevations within the cul-de-sac, the adjacent two storey dwelling has a mansard roof design with a flat roof front dormer window and rear dormers are a more common feature within the cul-de-sac. Therefore, the proposed dormer windows on the front and rear roof elevations would not be entirely uncharacteristic or unacceptable in principle in design terms. By virtue of their clearly subordinate scale and the proposed use of matching external materials in their construction to ensure a unified appearance they would not result in any significant adverse visual impacts on the application dwelling or the wider street scene. In considering the proposal, regard has also been had to this being a re-submitted scheme already previously granted planning permission in 2019.
- 8.7 By virtue of their small single storey scale, sympathetic design, appropriate modest width and depth and proposed use of matching external materials to ensure a unified appearance, the proposed front extensions would be clearly subordinate and well-proportioned additions to the existing dwelling and together with the proposed alterations to fenestration would maintain the horizontal design emphasis of the existing dwelling.
- 8.8 By virtue of their siting, scale, design and subject to the proposed use of matching external materials to ensure a unified appearance, the proposed extensions and alterations are considered to respect and complement the scale, character and appearance of the existing dwelling and the varied wider street scene and would therefore be in accordance with Policy DM10 of the adopted SADMP, the principles of the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development Plan.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 By virtue of their siting and orientation in relation to all neighbouring properties together with their modest scale and adequate separation distances to the site boundaries and all neighbouring properties, the proposals would have no significant adverse overlooking, overbearing or overshadowing impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections to the proposals have been received from any neighbouring properties as a result of public consultation.

Impact upon parking provision

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 There is a double garage and six further off-street parking spaces on the 14 metres long and 8.5 metres wide block paved surfaced driveway within the site frontage. This existing provision would be unaffected by the proposed extensions and alterations and would remain more than adequate to serve the resulting six bedroomed dwelling in a highly sustainable urban setting where a full range of services and facilities would be accessible by alternative and more sustainable transport means. The proposals are therefore considered to be in accordance with Policy DM18 of the adopted SADMP and local highway authority design guide standards.

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 their siting, scale, design and subject to the proposed use of matching external materials throughout to ensure a unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling, would not result in any significant adverse impacts upon the varied character or appearance of the wider street scene. By virtue of their siting and orientation in relation to all neighbouring properties together with their modest scale and adequate separation distances the proposals would have no significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring properties. Adequate off-street parking of eight spaces and private amenity space of over 350 square metres would be retained within the plot to serve the resulting six bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the 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: Location Plan and Proposed Block Plan Drawing No. KADS 4GC HP002 - A sheet 4 of 4, Proposed Front and Rear Elevations Drawing No. KADS 4GC HP002 - B sheet 1 of 4, Proposed Side Elevations Drawing No. KADS 4GC HP002 -A sheet 2 of 4 and Proposed Floor Plans and Sections Drawing No. KADS 4GC HP002 -A sheet 3 of 4 received by the local planning authority on 14 April 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 approved Proposed Elevations Drawing Nos. KADS 4GC HP002 - B sheet 1 of 4 and KADS 4GC HP002 - A sheet 2 of 4 received by the local planning authority on 14 April 2023 and shall match the corresponding materials of the existing dwelling.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.