

Delegated Report

Planning Ref: 25/00009/HOU

Applicant: Mrs Zoe Rees

Ward: Burbage Sketchley & Stretton

Site: 89 Coventry Road Burbage Hinckley



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension

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 rear extension at 89 Coventry Road, Burbage.
- 2.2. The proposed rear extension would project outwards from the existing rear elevation hosting the dining room by 4.03 metres and would host a width of 1.68 metres. It would host a mono-pitched roof which would measure 2.60 metres to the eaves and 3.50 metres to the ridge.
- 2.3. Additional alterations include the addition of a set of French doors to the rear elevation, the addition of a full length window to the side elevation and the addition of a roof lantern to the roof elevation.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Burbage. It is located along a linear road containing a mix of various detached and semi-detached dwellings, many of which have been subject to various forms of extensions and alterations since original construction.
- 3.2. The dwelling itself is constructed out of red brick with cream stone accents sitting above the openings, brown interlocking tiles, and brown uPVC to the windows. It hosts a slabbed/gravelled hardstanding suitable to accommodate an off-street parking provision for one vehicle along with access to the rear of the site. The frontage is enclosed by a 1.00 metre brick wall to the north-east and a 1.80-2.00 metre timber fence/hedgerow to the south-west. To the rear of the site sits a rear amenity space measuring approximately 140.49 square metres.

4. Relevant planning history

- None relevant.

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. Burbage Parish Council;

“Burbage Parish Council has no objections to this application.”

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

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 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 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.

8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.

8.5 The application seeks full planning consent for a single storey rear extension at 89 Coventry Road, Burbage.

- 8.6 The Councils Good Design Guide states that *“Rear 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 would project outwards from the existing rear elevation hosting the dining room by 4.03 metres and would host a width of 1.68 metres. It would infill a rectangular gap between the existing dining and kitchen space creating a symmetric layout to the ground floor of the dwelling by way of squaring off the application dwellings existing “L” shaped design.
- 8.8 The area at present accommodates a mono-pitched canopy structure which is to be demolished. The proposed brick built extension would replicate the existing structures mono-pitched form and scale whilst also hosting replicating its eaves. It would see an enlargement to the ridge height, however, only by a minor 0.08 metres not appearing un-subordinate. The proposal would not extend further than the existing dwellings building line not appearing visible from Coventry Road.
- 8.9 Additional alterations include the addition of a set of French doors to the rear elevation, the addition of a full length window to the side elevation and the addition of a roof lantern to the roof elevation.
- 8.10 The proposed external materials would match those of the existing dwelling.
- 8.11 Consequently, the proposal is a complementary addition to the dwelling which would not be prominent or result in any adverse visual impacts on the wider street scene, by virtue of this, this aspect of the proposal is considered to be in accordance with Policy DM10 of the SADMP, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.12 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.13 The Councils Good Design Guide states that *“Where single storey development is planned, the extension may extend to the boundary of the property. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged.”*
- 8.14 A two-storey detached residential dwelling sits to the (south-west) side of the site. The proposal would project only a modest 1.15 metres further than the neighbouring dwellings nearest rear elevation whilst also retaining the 1.07 metre separation distance to the shared boundary complying with the Councils Good Design Guide. An opening is proposed to this elevation, nevertheless, it is not considered to bear any impacts upon 91 Coventry Road due to the existing openings and boundary treatments in situ. By virtue of this, there would be no impacts upon the residential amenity of the occupiers of no.91.
- 8.15 A two-storey semi-detached residential dwelling which replicates the design, scale and finish of the application dwelling sits to the (north-east) side of the site. The proposal would not project further than the existing dwellings building line and would be sited to the south-west of the existing kitchen being screened from the view of 87 Coventry Road. By virtue of this, there would be no impacts upon the residential amenity of the occupiers of no.87.

- 8.16 A two-storey detached residential dwelling sits to the (south-east) rear of the site which hosts a north-east orientation. The proposal would not project further than the existing dwellings building line and the proposed opening to the rear would be situated 29.66 metres from the shared boundary line. By virtue of the separation distance and orientation, there would be no impacts upon the residential amenity of the occupiers of Horton House, 1 Bullfurlong Lane.
- 8.17 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

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 proposed development is for a property located within the settlement boundary of Burbage. 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.
- 10.1 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, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan 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 6th January 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), Policies 1 and 2 of the Burbage Neighbourhood Plan, and the general principles of the Council's 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:

- Proposed Floor Plans and Elevations, Drg No. 820/02A
- Block and Site Location Plan, Drg No. 820/04 as received by the Local Planning Authority on the 6th January 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), Policies 1 and 2 of the Burbage Neighbourhood Plan, and the general principles of the Council's 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.