

Delegated Report

Planning Ref: 24/00105/HOU
Applicant: Mr And Mrs Taylor
Ward: Burbage Sketchley & Stretton



Hinchley & Bosworth
Borough Council

Site: Leachmore Workhouse Lane Burbage Leicestershire

Proposal: Extension to existing detached quadruple garage building with glazed link to the existing 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 an extension to an existing detached quadruple garage building with a glazed link to the existing dwelling known as Leachmore, Workhouse Lane, Burbage.

2.2. The proposed ancillary building would be set back to the side of the application dwelling and to the rear of the existing quadruple detached garage to which it would be attached. Its blank rear elevation would be adjacent to the southeastern boundary of the plot which comprises mature hedgerow and other planting. The main footprint of the proposed building would have a width of 23 metres and a depth of 11 metres but with additional subordinate add-ons. It would have a dual pitched roof form with asymmetric gables to each side with a ridge height of 7.2 metres, a front eaves height of 2.5 metres and rear eaves height of 1.5 metres. An additional open sided structure with flat canopy roof would extend 6.5 metres in width from the southwest side gable and to a depth of 9.3 metres. The proposal would have a contemporary design with extensive full height glazing to the internal northwest facing elevation and other features to match those of the existing garage block including two small triangular dormer windows on the internal roof slope and decorative red and blue brick plinth with red brick copings. The proposal includes a full height glazed link to the existing garage block and another fully glazed link to the application dwelling. The building is proposed to be used for purposes ancillary to the residential occupation of the application dwelling including a gym, steam and sauna rooms, changing/shower rooms, garden room, cooking, dining/relax areas.

3. Description of the site and surrounding area

3.1. The application dwelling is located in the countryside to the southeast of Burbage. It occupies a large rectangular plot measuring approximately 50 metres in width x 70 metres in depth on the southwest side of, and towards the end of, Workhouse Lane, a single track dead-end rural lane. It is a detached 2½ storey house with gable sided main roof form that has been extended and contemporised since its original construction. It has subordinate dual pitched roof gable projections to the front and rear elevations either side of feature glazed entrance hall (front) and galleried landing areas (rear). There are also single storey rear/side additions with lean-to and multi-faceted roof form. It has a brick stack, decorative red and blue brick plinth with red brick copings and red brick soldier headers. It is constructed with red multi facing bricks, natural Spanish slate roof tiles and green painted timber doors and windows. There is a detached quadruple garage with ancillary roof space accommodation and external spiral staircase set forward and to the side of the front elevation of the dwelling and constructed perpendicular adjacent to the

southeastern boundary. It has a dual pitched gable sided roof form and a contemporary design that reflects that of the dwelling along with matching design features and external construction materials.

- 3.2. The application site has an access from Workhouse Lane at its northwest corner with solid green painted timber access gates mounted on a 2 metres high brick pillared wall that encloses the front boundary of the site. The other boundaries are enclosed by mature hedgerows, trees and other landscaping. There are open fields to the southeast, southwest and northwest of the site and a recently constructed residential estate and allotments to the northeast.

4. Relevant planning history

01/00748/FUL

- Two storey side and rear extensions and erection of conservatory
- Permitted
- 11.09.2001

01/01082/FUL

- Erection of caravan store and garage
- Refused
- 06.12.2001

03/00603/COU

- Change of use of agricultural land to residential curtilage
- Permitted
- 16.07.2003

03/00700/FUL

- Erection of single storey extension to dwelling
- Permitted
- 05.08.2003

03/00868/FUL

- Erection of detached garage
- Permitted
- 03.09.2003

11/00652/FUL

- Extensions and alterations to dwelling, erection of detached garage and alterations to driveway
- Permitted
- 14.10.2011

12/00022/FUL

- Extension and alterations to dwelling
- Permitted
- 05.04.2012

12/00023/FUL

- Erection of boundary wall
- Refused
- 04.04.2012

12/00117/CONDIT

- Variation of condition no. 3 of planning permission 11/00652/FUL to amend the brick type
- Permitted
- 12.04.2012

23/00831/FUL

- Proposed steel portal framed storage building
- Permitted
- 25.10.2023

23/01067/DISCON

- Application to discharge condition 3 (materials) attached to planning permission 23/00831/FUL
- Discharged
- 13.12.2023

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

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 DM4: Safeguarding the Countryside and Settlement Separation
 - 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. Notwithstanding the countryside location, extensions and alterations to existing domestic properties 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 and surrounding countryside
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area and surrounding countryside

8.2 Policy DM4 of the adopted SADMP allows extension and alteration of existing buildings in the countryside including ancillary structures which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside. 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.

8.3 At 23 metres in width and 11 metres in depth along with a number of add-ons, the proposed ancillary building would have a substantial footprint. It would have a dual pitched roof form with asymmetric gables to each side with a similar ridge height of 7.2 metres as the existing garage block to which it would be linked, a front eaves height of 2.5 metres and rear eaves height of 1.5 metres. Notwithstanding its overall scale and mass, it would not result in any overdevelopment of the substantial plot in which it would be constructed and would be clearly subordinate in height to the 2½ storey application dwelling.

8.4 It would be set back to the side of the application dwelling and to the rear of the existing quadruple detached garage. It would therefore be sited well back from the Workhouse Lane public highway behind the 2 metres high boundary wall and additional landscaping where, despite its size, it would have no significant visual impact in the street scene. It would also be located adjacent to the southeastern boundary where it would be screened by tall mature hedgerow and other planting that would minimise any visual impact in the surrounding countryside. The blank rear external elevation with its low eaves design and slate roof is also considered to be reflective of a rural building which would be appropriate for its context.

8.5 The internal elevations would have an appropriate contemporary design with extensive full height glazing and other features to respect and match those of the existing dwelling and detached garage block including two small triangular dormer windows on the internal roof slope and decorative red and blue brick plinth with red brick copings. Matching corresponding external materials are also proposed in its construction to ensure a satisfactory and unified appearance.

8.6 The building is proposed to be used only for purposes ancillary to the residential occupation of the application dwelling. However, by virtue of its size, the imposition

of a condition to restrict the use of the building to being solely ancillary to the residential occupation of the application dwelling would not be unreasonable in this case.

- 8.7 By virtue of its siting, scale, appropriate design, the proposed use of matching corresponding external materials in its construction, and subject to its ancillary use, the proposal would respect and complement the scale, character and appearance of the application dwelling and would not result in any significant adverse impacts on the rural appearance or open character of the surrounding countryside. The proposal would therefore be in accordance with Policies DM4 and DM10 of the adopted SADMP and the principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP and the adopted 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 The nearest neighbouring dwelling is located over 40 metres from the proposal to the northeast and on a residential estate on the opposite side of Workhouse Lane. There are substantial hedgerows that frame Workhouse Lane along both sides and which screen the application site from that development.
- 8.10 By virtue of the siting, substantial separation distances and screening, the proposal would not result in any adverse impacts on the privacy or residential amenity of any neighbouring properties. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from 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 The substantial plot provides extensive off-street parking and turning facilities within the quadruple garage and its concrete block surfaced forecourt hardstanding. This would be unaffected by the proposed extension and alterations and this existing/retained level of provision would remain more than adequate to serve the resulting dwelling and proposed ancillary building. The proposal is therefore considered to be in accordance with Policy DM18 of the adopted SADMP and the 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. Notwithstanding the countryside location, the proposals relate to an extension to an existing dwelling where there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, design, the proposed use of sympathetic matching external construction materials, and its proposed ancillary use, the proposal would respect and complement the scale, character and appearance of the application dwelling, would not overdevelop the substantial plot, and would not result in any significant adverse impacts on the rural appearance or open character of the surrounding countryside. By virtue of its siting, separation distance and substantial screening by existing mature hedgerows, the proposal would not result in any adverse impacts on the privacy or residential amenity of any neighbouring properties. More than adequate off-street parking and private amenity space would be retained within the site to serve the resulting dwelling and ancillary building. The proposal is considered to be in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and 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 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/Site Plan Drawing No. 03 Rev C and Proposed Floor Plans and Elevations Drawing No. 02 Rev D received by the local planning authority on 21 February 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 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 extension and alteration hereby permitted shall match the corresponding materials of the existing dwelling and detached garage building.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The building hereby permitted shall only be used for purposes ancillary to the residential occupation of the dwelling known as Leachmore, Workhouse Lane, Burbage and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

Reason: To ensure compatible use and that the building hereby permitted is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM1, DM4, DM10, DM17 and DM18 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.