

Delegated Report

Planning Ref: 24/00050/HOU

Applicant: Mr T Prime

Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 22 Bosworth Road Barlestone Leicestershire

Proposal: Two storey side extension, single storey rear extension, first floor extension over existing 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 two storey side extension, single storey rear extension, first floor extension over existing garage and other alterations to dwelling, 22 Bosworth Road, Barlestone.

2.2. The amended proposed two storey side extension would be 5.8 metres in width and 6.6 metres in depth to be fully flush with both the front and main rear elevations of the dwelling. It would have matching eaves and ridge heights as the main roof but would have a hipped side roof form. A first floor extension is proposed above the existing single storey forward projection. This would be 6 metres in width and 8.5 metres in depth and have subordinate eaves and ridge heights to the main roof and have two half-dormer windows with dual pitched gable fronted roof form in the southeast side roof. The proposed two storey front extension would project forward of the main front elevation by 1 metre with a width of 3 metres and have matching eaves and subordinate dual pitched gable fronted roof form creating a new feature entrance hall with full height glazing to both floors. A single storey extension is proposed to the rear elevation that would be flush with the side elevation of the proposed amended two storey extension. It would extend for 7 metres in width across the rear elevation and 9.2 metres in depth, with a flat roof to a height of 3 metres with two slightly raised glazed roof lights and two sets of full height glazed doors to the northwest internal garden elevation. Other alterations proposed include changes to the internal layout, the creation of a second garage, relocation of the entrance porch and alterations to fenestration. The extensions and alterations are proposed to be constructed in a mix of red facing bricks to the new front entrance extension and single storey rear extension, new off-white render to the remaining existing and new external walls, together with matching plain brown concrete roof tiles, matching blue brick soldier headers and cills and new black framed uPVC windows and doors throughout.

2.3. Amended plans have been submitted to address officer concerns raised regarding the overall scale and mass of the proposals and to address inconsistencies in the submitted floor plans and elevations. Re-consultation has been undertaken.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Barlestone close to the village centre and occupies a large plot in a back-land position. It is a detached two storey house with a dual pitched gable sided main roof form and a perpendicular single storey forward projection with dual pitched hipped roof form. It is constructed of red multi facing bricks, blue brick soldier headers and cills, brick

eaves detailing, brown plain concrete roof tiles and dark brown uPVC windows. The large rear/side garden is enclosed by a 6 metres high conifer hedgerow to the west side and southwest rear boundary, part 4 metres high hedgerow and 2 metres high close boarded timber fence to the southeast side boundary and a 2 metres high solid close boarded timber fence to the public open space to the northeast boundary. In addition to the garage space, the site frontage provides a minimum of three off-street parking/turning spaces on the hard-surfaced tarmacadam forecourt.

- 3.2. There are individually designed and styled two storey residential properties occupying large plots to the southwest and southeast of the site. The site is screened from the public highways by a copse of mature trees within a public open space area at the junction of Bosworth Road and Barton Road to the northeast.

4. Relevant planning history

None.

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. One response has been received as a result of public consultation objecting to the proposals on the grounds that the single storey extension may block natural light due to its siting and higher ground level.

6. Consultation

- 6.1. No objection has been received from Barlestone Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

- 7.2. 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

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

- 7.4. 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 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. 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 side extensions, the Council's adopted Good Design Guide states:
'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. 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) unless in design terms this in itself would create an imbalance in the overall design of the property.'
- 8.4 The amended proposed two storey side extension would be 5.8 metres in width and 6.6 metres in depth to be fully flush with both the front and main rear elevations of the dwelling. It would also have matching eaves and ridge heights as the main roof and would therefore be fully integrated but would have a hipped side roof form to reflect that of the forward projection and reduce its visual impact. Whilst the proposed width is substantial, it would in this case still be less than half and clearly subordinate to the 12.4 metres width of the existing dwelling. Whilst not subordinate in terms of its height as required by the adopted design guidance, this is not considered to be critical in this case by virtue of the individual design and relatively isolated nature of this detached dwelling, located in a large well enclosed back land plot where it would have no significant or unacceptable impacts upon the character or appearance of the existing dwelling or in any street scene.
- 8.5 In respect of front extensions, the Council's adopted Good Design Guide states:
'Two-storey extensions to the front of properties should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal 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 A first floor extension is proposed above the existing single storey forward projection. This would be 6 metres in width and 8.5 metres in depth but would have lower eaves and ridge heights to the main roof to ensure that it would appear as a clearly subordinate addition. Two half-dormer windows with dual pitched gable fronted roof form are proposed in the southeast side roof slope facing the parking forecourt and access drive which add design interest to the elevation and therefore this element of the scheme is considered to be acceptable.
- 8.7 The proposed two storey front extension would create a new more contemporary feature entrance hall with full height glazing to both floors. It would project forward of the main front elevation by only 1 metre with an appropriate width of 3 metres and have matching eaves but a clearly subordinate dual pitched gable fronted roof form. It would break the plainness of the extended front elevation but would not over-dominate it and is therefore considered to be acceptable in terms of its design.
- 8.8 In respect of rear extensions, the Council's adopted Good Design Guide states:
'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.' and,

'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.'

- 8.9 The proposed single storey rear extension would be flush with the side elevation of the amended proposed two storey side extension. It would extend for an appropriate width of 7 metres across the rear elevation and to a depth of 9.2 metres from the rear elevation. It would have a clearly subordinate flat roof to a height of only 3 metres with two slightly raised glazed roof lights and two sets of full height glazed doors to the northwest internal garden elevation. Notwithstanding its contemporary flat roof design, by virtue of its footprint and single storey scale the proposal would be a clearly subordinate addition to the existing dwelling and by virtue of its siting entirely to the rear in a well enclosed back land plot it would have no adverse visual impacts on any street scene or the surrounding area. It is therefore considered that the proposed rear extension would be acceptable in terms of its scale and design.
- 8.10 The extensions and alterations are proposed to be constructed in a mix of red facing bricks to the new front entrance extension and single storey rear extension, new off-white render to the remaining existing and new external walls, together with matching plain brown concrete roof tiles, matching blue brick soldier headers and cills and new appropriately proportioned and patterned black framed uPVC windows and doors throughout which it is considered would ensure a satisfactory and integrated design and appearance.
- 8.11 Notwithstanding the degree of conflict identified with the adopted Good Design Guide in respect of the proposed side extension, by virtue of the siting, amended scale and design, and subject to the proposed use of matching corresponding and contrasting but sympathetic external materials in the construction to ensure a satisfactory appearance, it is considered that the amended proposals would nevertheless respect and complement the scale, character and appearance of the existing dwelling and would not result in any significant or unacceptable adverse visual impacts on the surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general overall principles of the adopted Good Design Guide.
- Impact upon neighbouring residential amenity
- 8.12 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.
- 8.13 As a result of public consultation, an objection has been raised to the proposals on the grounds that the single storey extension may block natural light to a neighbouring window due to its siting and higher relative ground level.
- 8.14 By virtue of its 9.2 metres depth, the proposed rear extension would extend part way across the rear elevation of the neighbouring dwelling to the southeast (No. 24) and would occupy a slightly higher relative ground level. However, the proposal is only single storey with a flat roof design to a height of 3 metres and would be constructed inside the southeast side boundary of the site by a minimum of 4.5 metres and from the rear elevation of No. 24 by approximately 8.5 metres. This would slightly exceed the minimum separation distance of 8 metres for such development considered to be acceptable within the Council's adopted Good Design Guide to avoid any overbearing impacts and is therefore considered to be acceptable. The proposal would also be located to the northwest of No. 24 where it

would have no adverse overshadowing impacts on the neighbouring dwelling. The single storey proposal would have a blank wall directly facing the rear elevation of No. 24 and 2 metres high boundary fencing and therefore would not result in any adverse impacts on the privacy of the neighbouring occupiers from potential overlooking. The amended two storey side extension would be completely offset from the outlook of the rear elevation of No. 24 and sited further from the site boundary where it would have no significant adverse impacts on the residential amenity or privacy of the occupiers of No. 24.

- 8.15 By virtue of the substantial separation distance between the application dwelling and the neighbouring dwelling to the southwest (1 Barton Road), together with the 6 metres high conifer tree/hedge screen around the boundary, the proposals would have no significant adverse impacts on the residential amenity or privacy of the occupiers.
- 8.16 Notwithstanding the objection received, by virtue of the relative siting, scale, amended 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 and the adopted Good Design Guide.

Impact upon parking provision

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 In addition to the existing garage space, the site frontage currently provides a minimum of three additional off-street parking/turning spaces on the hard-surfaced tarmacadam forecourt to serve the four bedroomed dwelling. The proposals would result in the addition of a fifth bedroom but also the provision of an additional garage space within the re-arranged internal layout resulting in a minimum of five off-street parking/turning spaces. This level of provision would remain in excess of the local highway design guide provision requirement for a dwelling of this size and adequate to serve the resulting five bedroomed dwelling. The proposals are 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 settlement boundary of Barlestone 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, amended design and the proposed use of matching and contrasting but sympathetic external materials, it is considered that the various proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no adverse visual impacts on any street scene or the surrounding area. Notwithstanding the objection received, by virtue of the relative 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. Adequate off-street parking for at least five vehicles would be retained along with more than adequate private amenity space of over 500 square metres to serve the resulting five bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide 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/Proposed Block Plan Drawing No. 005 Rev a, Proposed Ground Floor Plan Drawing No. 004 Rev a and Proposed First Floor Plan Drawing No. 004 Rev a received by the local planning authority on 6 March 2024 and Proposed Front and Rear Elevations Drawing No. 003 Rev b, and Proposed Side Elevations Drawing No. 003.1 Rev b received by the local planning authority on 19 March 2024.

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 off-white render together with matching corresponding materials of the existing dwelling as detailed on the approved Proposed Elevations Plans Drawing Nos. 003 Rev b, and 003.1 Rev b received by the local planning authority on 19 March 2024 and shall match the corresponding materials of the existing dwelling where stated.

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.