

Delegated Report

Planning Ref: 23/00400/HOU

Applicant: Julie Rose

Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 10 Charleston Crescent Barwell Leicestershire

Proposal: Extensions and alterations to dormer windows

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 extensions and alterations to existing flat roof dormer windows on the front and rear roof elevations of a dwelling, 10 Charleston Crescent, Barwell.

2.2. The proposed dormer window extensions would increase their width by 1 metre to be flush with the main side elevation of the dwelling. The dormers would also be increased marginally in height by 0.2 metres and depth by approximately 0.2 metres to enable their re-construction to include additional insulation materials to the wall cheeks and flat roof to improve the energy efficiency of the dwelling. Cedar Weatherboard cladding in Dark Oak colour is proposed for the external wall and cheeks of the dormer windows and a grey rubberised membrane to the flat roof.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Barwell on a large residential estate in a small cul-de-sac. It is a two storey semi-detached chalet style house with gable sided main roof form with low eaves and wide flat roof dormer windows to the front and rear roof slopes. It has a conservatory with polycarbonate hipped roof form attached to its rear elevation and there is a detached workshop/store building with dual pitched gable sided roof form within the rear garden. The dwelling is constructed with red facing bricks, small brown concrete hanging tiles to the dormer walls and cheeks, grey concrete interlocking roof tiles to the main roof and dark brown uPVC windows. There are two off-street parking spaces on the block paved site frontage and side driveway. The private rear garden is enclosed by 2 metres high solid close boarded timber panel fencing.

3.2. The cul-de-sac comprises predominantly two storey detached dwellings with gable sided roof form but with two pairs of two storey semi-detached chalet style dormer dwellings and two link detached bungalows adding variety to the street scene. A public footpath runs adjacent to the north (side) and west (rear) boundaries of the site.

4. Relevant planning history

15/01309/HOU

- Proposed conversion of garage to workshop/store
- Permitted
- 11.02.2016

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 response has been received from Barwell Parish Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
 - 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. The Council's adopted Good Design Guide Supplementary Planning Document (2020) provides further advice in respect of the siting and design of house extensions.
- 8.3. The proposed dormer window extensions would increase their width by only a modest 1 metre to be flush with the main side elevation of the dwelling. The dormers would also be increased very marginally in height by 0.2 metres and depth by approximately 0.2 metres to enable their timber framed re-construction to include additional insulation materials to the walls, cheeks and flat roofs to improve the

overall energy efficiency of the dwelling. The existing characteristic flat roof design of the dormers would be maintained and remain sympathetic to the chalet style of the application dwelling and the adjoining similarly styled and designed semi-detached neighbour. The proposed use of Cedral Weatherboard cladding in Dark Oak colour for the external wall and cheeks of the dormer windows, white bargeboards and a grey rubberised membrane to the flat roof would be sympathetic to the existing appearance of the application dwelling and the adjoining semi-detached neighbour.

- 8.4 By virtue of the small scale, retained flat roof design and proposed external materials, the proposed dormer window extensions and alterations would respect and complement the scale, design, character and appearance of the existing dormer windows and chalet style of the application dwelling and its adjoining similarly styled and designed semi-detached neighbour and would not have any significant adverse visual impacts on the character or appearance of the wider street scene. The proposals would therefore be acceptable in terms of their design and appearance and in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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.
- 8.6 By virtue of their siting, small scale extension of just 1 metre in width and 0.2 metres in height and depth and satisfactory separation distances to all neighbouring properties and with no additional or side facing windows, the proposals would not result in any significant 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. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.7 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. The local highway authority design guide suggests a requirement of two off-street parking spaces should be provided for a three bedroomed dwelling.
- 8.8 The proposals do not result in an increase in the number of bedrooms to the dwelling which remains at three. The existing off-street parking spaces would be unaffected and therefore the proposal would have a neutral impact on parking provision within the site. The existing level of provision of two-off-street parking spaces on the block paved hardstanding within the site frontage would be adequate to serve the existing/resulting three bedroomed dwelling located in this sustainable urban location close to a full range of services and facilities by alternative more sustainable transport means. The proposals would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance 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 are for extensions and alterations to existing dormer windows on a dwelling within the urban settlement of Barwell 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, small scale extensions and alterations, retained flat roof design and proposed use of sympathetic external materials, the proposals would respect and complement the scale, design, character and appearance of the existing dwelling and adjoining neighbour and would not have any significant adverse impacts on the character or visual appearance of the wider street scene or the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking provision of two spaces would be unaffected and retained along with adequate private amenity space of 90 square metres to the rear to serve the existing/resulting three bedroomed dwelling. The proposals are 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 local highway authority design guidance 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 Drawing No. 0268(A)GA 001, Proposed Floor Plans and Roof Plan Drawing No. 0268(A)GA 006 and Proposed Elevations Drawing No. 0268(L)GA 007 received by the local planning authority on 26 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 dormer window extensions and alterations hereby permitted shall be Cedar Weatherboard in Dark Oak colour and grey rubberised membrane roof in accordance with the materials details provided within the submitted Planning Application Form and on the approved Proposed Elevations Drawing No. 0268(L)GA 007 received by the local planning authority on 26 April 2023.

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.