

Delegated Report

Planning Ref: 24/00890/HHGDO

Applicant: L. Gibson

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 14 Cowper Road Burbage Hinckley

Proposal: Notification to determine if Prior Approval is required for a single storey rear extension measuring 4.18 metres in depth, 3.00 metres at ridge height and 3.00 metres at eaves height

1. Recommendations

- 1.1. This is an application for prior notification under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.

2. Planning application description

- 2.1. This is a larger home extension notification applying for a single storey extension to the rear elevation measuring 4.18 metres in depth from the original wall; 3.48 metres in height to the ridge (including the proposed roof light); and 3.00 metres to the eaves at 14 Cowper Road, Burbage.
- 2.2. Additional alterations include the addition of a roof lantern to the flat roof and a set of sliding doors to the rear elevation.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling, situated within the settlement boundary of Burbage. The dwelling features a dual pitched main roof design with brown roof tiles, part render and part brick to the main property and white uPVC windows. The dwelling is set back from the adjacent highway with fairly large front driveway and rear garden. A single pitched roof garage is located to the rear of the property with facing brick and concrete roof tiles.
- 3.2. The dwelling lies within a row of similarly styled and designed semi-detached two storey dwellings set back from the highway, many of which have been extended in various forms.

4. Relevant planning history

22/01197/HOU

- Proposed garage replacement
- PER
- 31.01.2023

5. Consultation

- 5.1. The following neighbours were consulted;
5 Lucas Road, Burbage, Hinckley, Leicestershire, LE10 2LZ

- 7 Lucas Road, Burbage, Hinckley, Leicestershire, LE10 2LZ
- 9 Lucas Road, Burbage, Hinckley, Leicestershire, LE10 2LZ
- 8 Cowper Road, Burbage, Hinckley, Leicestershire, LE10 2LP
- 12 Cowper Road, Burbage, Hinckley, Leicestershire, LE10 2LP
- 16 Cowper Road, Burbage, Hinckley, Leicestershire, LE10 2LP
- 33 Cowper Road, Burbage, Hinckley, Leicestershire, LE10 2LP
- 35 Cowper Road, Burbage, Hinckley, Leicestershire, LE10 2LP

6. Policy

- 7.1. Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A National Planning Policies and Guidance.

7. Appraisal

- 8.1. A main consideration in respect to this notification is whether any neighbouring properties have objected and whether the development will impact upon the amenity of any adjoining neighbour. In this instance no objections have been received.
- 8.2. The extension measures 4.18 metres in depth from the original wall; 3.48 metres in height to the ridge (including the proposed roof light); and 3.00 metres to the eaves and will not extend beyond existing side elevations. The proposed development will not result in a site cover exceeding 50% of the total area of the curtilage (excluding the original dwelling house). These measurements fall within the parameters for larger house extensions to detached houses detailed in the TCPA 2015 Sch 2 Part 1, Class A. The proposed materials are to match the existing house.
- 8.3. The determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning (General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A, the following criteria are acceptable:

Development is not permitted if:-

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this Schedule.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The area of the proposed extension would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension would not exceed the height of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
The height of the eaves of the proposed extension would not exceed that of the original dwellinghouse.

The proposed eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-
(i) Forms the principal elevation of the original dwellinghouse; or
(ii) Fronts a highway and forms a side elevation of the original dwellinghouse

The proposed extension would not extend beyond the principal elevation of the original dwellinghouse and does not front a highway.

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
(i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) Exceed four metres in height;

The development would not extend beyond the rear wall by more than 6 metres, and would not exceed 4 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
(i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension would be single storey in nature.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the eaves would not exceed 3 metres in height.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
(i) Exceed 4 metres in height
(ii) Have more than one storey, or
(iii) Have a width greater than half the width of the original dwellinghouse

The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- k) It would consist of or include:-

- (i) The construction or provision of a veranda, balcony or raised platform,
- (ii) The installation, alteration or replacement of a microwave antenna,
- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) An alteration to any part of the roof of the dwellinghouse

The proposed extension would not include i, ii, iii or iv.

Development is permitted by Class A subject to the following conditions:-

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed materials will be of a similar appearance to those used on the existing dwelling.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than metres above the floor of the room in which the window is installed; and

Not applicable.

- c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not applicable.

8. Equality implications

8.1 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.

8.2 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.

8.3 There are no known equality implications arising directly from this development.

9. Recommendation

9.1 This application has been determined having regard to the following documents and plans submitted with the application:

- Notification of a Proposed Larger Home Extension application form
- Existing Floor Plans and Elevations, Drg No. 6426/G/5A
- Proposed Floor Plans and Elevations, Drg No. 6426/G/8
- Site Location Plan, Drg No. 6426/G/9
as received by the Local Planning Authority on the 23rd September 2024.

11.1 Notes to applicant

- a.) This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.