

Planning Ref: 24/00758/HOU
Applicant: Mr And Mrs Forster-Smith
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 3 Cambourne Road Burbage Hinckley

Proposal: First floor extension over existing garage, front porch and canopy, two storey front bay windows, single storey rear extension and alteration to dwelling

1. Recommendations

1.1. **Grant planning permission** subject to:

2. Planning application description

- 2.1. This application seeks full planning permission for extensions to the front (first floor gable protrusion, porch canopy and two storey front gable) and a single storey rear of the host dwelling
- 2.2. One of the proposed front extensions consists of a brick built gable protrusion to be sited above the existing garage unit (currently under a tiled hipped roof) which itself protrudes beyond a section of the host dwelling's front elevation. This element of the proposal sits upon the majority of the existing hipped roof space above the host dwelling's garage unit (depth of 3.1 metres and spanning the existing garage unit's width), whilst a small section of the existing hipped roof will be retained as a canopy feature above the front of garage unit (approx. 0.85 metres in depth). The extension will include two window openings and will be under a tiled duo pitch roof, forming a protruding gable feature to the front of the property. This element of the proposal will adjoin the host dwelling's main hipped roof, whilst its ridge will sit approx. 1.5 metres below the apex of the main roof. This front extension will provide a new bedroom
- 2.3. The host dwelling's front elevation is also proposed to be extended with a two storey gable extension (brick built, under a tiled duo pitch roof). This extension will be sited on the north-east corner of the front of the host dwelling and will protrude 0.97 metres beyond the original front elevation, whilst its roof ridge height will sit approx. 2.3 metres below the apex of the host dwelling's main roof. This extension will provide extended space to existing habitable rooms on the ground and first floors.
- 2.4. A duo pitch canopy is proposed to be extended beyond the host dwelling's existing porch/front door. This extension will be under a duo pitch roof (approx. 3.6 metres to ridge height) and will extend (perpendicular) beyond the mono pitch roof above the existing porch's lean-to roof by 1.8 metres and measure 2.4 metres in width.
- 2.5. The host dwelling is also proposed to be extended on its rear elevation with a single storey extension, which will be brick built (under a flat roof) and contain two sets of patio doors. This extension will cover a triangle shape footprint and will protrude approx. 4.4 metres (at its deepest point) beyond the original rear elevation and taper to a depth of approx. 1.3 metres beyond the south-west corner of the host dwelling.

3. Description of the site and surrounding area

- 3.1. 3 Cambourne Road is a brick-built, two storey semi-detached dwelling (under a tiled hipped roof). The property was built in the early/mid 1980s and is a relatively large “executive” type dwellinghouse, built within a relatively large plot.
- 3.2. The host dwelling is located within a row (staggered) of detached dwellings of a similar age, size and character; furthermore the dwelling is located within a wider housing development containing similar dwellings. Open countryside adjoins the rear site boundary of the proposal site and the dwellings sited within the same row of properties.

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. No Comments received

6. Consultation

- 6.1. Burbage Parish Council
- 6.2. No Objection (received 20th Aug 2024)

7. Policy

- 7.1. Burbage Neighbourhood Plan 2015-2026
- 7.2. Policy 4: Development in Burbage.
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - 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)

8. Appraisal

- 8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

- 8.2 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.
- 8.3 Policy 2 of the Burbage Neighbourhood Plan states that residential development must respect its surroundings and follow the existing pattern of development.
- 8.4 The Good Design Guide SPD outlines that extensions should be subordinate to the main dwelling and be an appropriate height, width, depth and complement the detailing and materials of the existing building. Moreover, the guidance ordinarily discourages front extensions, especially in relation to terraced and semi-detached properties. However, the guidance advises that front extensions would be acceptable if the scale, height and character respects the host dwelling, the space of plot it is sited within and character of the surrounding streetscene.
- 8.5 In respect of advice provided in the good design guide, the proposed front extensions will be sited upon a relatively large detached dwelling- that benefits from a relatively large and deep front amenity space/driveway; moreover, despite being under proposed duo-pitch roofs, as per the guidance, the proposed front extensions respect the form/character and scale of the host dwelling , especially in respect of both front extensions proposed roof ridgelines being sited substantially below the main roof ridge (with an eaves line which follows the existing dwelling's eaves height).
- 8.6 Notwithstanding the above consideration, the front extension to be sited above the existing garage, will introduce a relatively large bulk above the existing single storey structure, which would be viewed from front and side within the nearby streetscene. However, given the host dwelling is sited within a relatively large plot and within a staggered row of properties and despite its siting and scale, this element of the proposal continues to respect the building line established between neighbouring dwellings and the row of dwellings to where it is sited within. Furthermore, similar first floor/front extensions have been constructed upon properties surrounding the proposal, and therefore the scale of the proposal is now a typical feature within the surrounding streetscene.
- 8.7 Given its relatively shallow depth (0.97 metres), with a roof ridge height subservient to the height of the main roof, and despite that it will be able to be viewed from the nearby highway, it is considered that the proposed two storey protruding gable front extension will respect the scale and character of the host dwelling and surrounding dwellings.
- 8.8 The proposed front porch canopy can be viewed within the streetscene, but given its typical design and the fact its depth will sit behind the front elevation of the existing garage, it is considered that this element of the proposal will respect the scale and character of the existing dwelling.
- 8.9 Given its siting, the proposed rear extension will not be able to be viewed from the nearby highway. Furthermore, its scale and character respects the character of the host dwelling.

- 8.10 The proposed extensions (front and rear) sit comfortably within the proposal site and due to their siting, scale and character respect the scale and character of the host dwelling, neighbouring dwellings and in turn will not introduce an incongruous or harmful feature(s) within the surrounding streetscene. Therefore, the proposed side extension accords with Policy DM10 of the SADMP and the recommendations of The Good Design Guidance SPD and the design policy (2) contained in the Burbage Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. This is further supported through the adopted Good Design Guide.
- 8.12 Given their siting and the relatively shallow depth of the proposed two storey front extension these extensions.
- 8.13 The proposed rear extension will not cause any significant overshadowing or introduce any overbearing features to the closest living space windows belonging to the adjoining neighbour (no.1 Cambourne Rd). Furthermore, given its siting and height (under a flat roof) the proposal will not introduce to any overbearing features upon the amenity space areas most enjoyed by both neighbouring dwelling's occupants. Otherwise, the proposed rear extension will not introduce any window openings that will allow overlooking to neighbouring dwelling's living space windows or undue overlooking to their amenity space.
- 8.14 Overall the proposed extension will not harm the amenity afforded to neighbouring dwellings, and therefore is considered to comply with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.15 Policy DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking for residents and visitors and there is no impact upon highway safety. This is reflected in Leicestershire County Council's Highway Design Guide (2021)
- 8.16 The proposal will create an additional bedroom space, Nevertheless, parking is available to the front of the host dwelling for provision for at least three off-street parking spaces and therefore accords with the LHA's highway design and complies with Policy DM10 of the SADMP and guidance set out in the Leicestershire Highway 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.

10. Conclusion

- 10.1. The proposed development would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. In addition sufficient off-street parking provision would be available on the site. On this basis, the proposal is therefore considered to be in accordance with Policies DM10, DM17 and DM18 of the SADMP and is 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 & Site Location Plan

Drg No: Forster-Smith-011 Rev C Proposed Ground Floor Plan

Drg No: Forster-Smith-013 Rev C Proposed First Floor Plan

Drg No: Forster -Smith- Proposed Elevations

All received by the local planning authority 5th August 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 extension and alteration shall match the corresponding materials of the existing dwelling except those materials to be used in the construction of the proposed single storey rear extension where they are stated within the proposed materials schedule stated within the application form submitted to the local planning authority (5.08.2024) as part of this approval.

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.
2. Roof spaces and crevices are a common roosting site for barn owls and bats. Both of these species are protected by the Wildlife and Countryside Act 1981 under which any deliberate action resulting in the disturbance or destruction of their place of shelter is illegal. If any of these species are found in the building you shall contact Natural England immediately: Telephone 01476 584800.