

Delegated Report

Planning Ref: 24/00109/HOU

Applicant: Mr D. Hough

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 10 Atkins Way Burbage Leicestershire LE10 2PH

Proposal: Single storey rear extension, first floor extension to create a dormer loft space and render to dwellinghouse

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 single storey rear extension, a first floor extension to the rear, a flat roof rear dormer to create additional bedroom and rendering the dwellinghouse, 10 Atkins Way, Burbage. The proposal includes removing a bay window and wall at the north east front elevation and replacing it with a garage door.

2.2. The rear extension joins the existing flat roof rear projection. It has a width of 6.4 metres and a depth of 3.33 metres, an eaves height of 2.42 metres and ridge height of 3.67 metres. The first floor extension measures 2.6 metres in width, 2.2 metres in depth and is flush with the existing rear projection. From the ground floor of the existing flat roof rear projection, the first floor extension has a dual pitched roof with a ridge height of 5.95 metres and eaves of 4.98 metres. The roof space is extended to create an additional bedroom. The dormer extends 3.6 metres in depth, 8.7 metres in width and 2.5 metres in height. The rear and first floor extension use off white render as the external material while the dormer uses a horizontally patterned cedar cladding to match the existing roof tile. The height of the dwelling remains unchanged and the main dwelling is also rendered off white.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Burbage in a residential area. It is a two storey detached dwelling, set back on one side of the first floor front elevation and has a gable sided dual pitched roof. The dwelling is built with varied red/brown bricks with brown uPVC bay windows and doors. The dwelling looks a little taller than the adjoining properties, is not listed, nor in a conservation area, has a front paving driveway and is set back from the public highway.

3.2. The surrounding street character has varied two storey detached, semi-detached and bungalow dwellings with a mixed of brickwork and render external materials. The street scene has a number of front dormers, varies roof designs and both soft and hard landscaping.

4. Relevant planning history

75/00457/4M

- Extension of dwelling to form study playroom and porch.
- Planning Permission
- 03.06.1975

80/00747/4M

- Construction of bathroom WC, rear porch and sun lounge
- Planning Permission
- 06.03.1980

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. Burbage Parish Council has no objection to the application.

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 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 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. Burbage Neighbourhood Development Plan (BNDP) contains no relevant policies for

domestic extensions but refers to the materials, design and scale of extensions and alterations being compatible with the original building (Para. 15.3).

- 8.3 The Council's adopted Good Design Guide states:

'Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality.' and,

'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. Where there are no public views into a site, a fully integrated two storey extension may be acceptable.' 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.'

- 8.4 The proposed extensions are to the rear with minor alteration to the front and rendering of the dwellinghouse. The rear extension has a mono pitched roof with two rooflights. It joins the existing flat roof rear projection and is not viewable from the street scene. It has appropriate dimensions of 6.4 metres in width, 3.33 metres in depth, eaves height of 2.42 metres and ridge height of 3.67 metres. It has no side facing windows and is flush with the existing rear projection. The first floor extension measures 2.6 metres in width, 2.2 metres in depth and is flush with the existing rear projection. From the ground floor of the existing flat roof rear projection, the first floor extension has a dual pitched roof with a ridge height of 5.95 metres and eaves of 4.98 metres. The first floor extension matches the eaves and is set down from the ridge of the main dwelling. It is not viewable from the street scene and has no side facing windows. The rear roof dormer does not increase the height of the main dwelling. It extends 3.6 metres in depth, 8.7 metres in width and 2.5 metres in height and set in approximately 0.25 metres from the edge of the roof. The horizontal cedar cladding, white off render and roof tiles proposed for the extension are not harmful to the street scene. The removal of the bay window and replacement with a garage door and render to the wall of the main dwelling does not significantly impact on the street scene.

- 8.5 By virtue of the above, the proposed extension is considered to respect and complement the varied visual street character. The proposal is therefore in accordance with Policy DM 10 of the adopted SADMP and the overall principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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.
- 8.7 The proposed extension increases the massing of the dwelling, and is flush with the existing property at the rear and side of the main dwelling. The dwelling is slightly taller than the adjoining 8 and 12 Atkins Way but retains its height as a result of the extension and therefore has no significant adverse impact on neighbouring properties. There is a large rear amenity space of approximately 121 square metres. There is also approximately a metre separation distance between 10 Atkins Way and the adjoining 8 and 12 Atkins Way. The extension has no side facing windows that cause potential overlooking into the gardens of neighbouring properties. The first floor extension is set down from the ridge of the main dwelling. It has appropriate height and matching eaves with the main dwelling. The roof

dormer is flush with the ridge of the main dwelling and is set in 0.25 metres from the edge of the roof. 8 Atkins Way has a fully glazed conservatory to the rear which is set away from the boundary fence. The single storey scale of the rear extension does not significantly impact on 8 Atkins Way. The first floor rear window at 8 Atkins Way is well away from the boundary and therefore the extension does not result in any significant overbearing or overshadowing impact on 8 Atkins Way. 12 Atkins Way has a glazed conservatory attached to the boundary wall and a rear window to the roof dormer. Considering the appropriate height of the first floor extension, the roof design pitching away from the boundary wall, the set down of the first floor extension and the separation distance, there is no significant adverse impact of the first floor extension on 12 Atkins Way. The roof dormer protrudes out from the roof by 3.6 metres and is flush with the ridge of the main roof. It is strategically set away from the side edge of the roof and does not significantly impact on the adjacent properties. The removal of the bay window and replacement with a garage door does not significantly impact on the street scene and adjoining neighbours.

- 8.8 By virtue of the siting, scale, separation distance, appropriate dimension of the extension, it is considered that the proposed extension and alteration does not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal is in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposal have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The site currently provides a large paved driveway which has the capacity to hold three cars. The proposal increases the number of bedrooms from three to four. There is no impact on the existing parking arrangements. The local highway authority design guide requires a minimum of three off-street car parking spaces to serve the resulting dwelling. The proposal complies with the parking standards and the level of provision remains adequate to serve the resulting four bedroomed dwelling in this highly sustainable urban setting with easy access to a full range of services and facilities by alternative and more sustainable transport means. The proposal is therefore 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 urban settlement boundary of Burbage 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 The extensions and alterations are clearly subordinate to the character and appearance of the existing dwelling and by virtue of their siting, scale, massing, separation distance, appropriated design and dimensions, set down of first floor extension and set in of the rear dormer and subject to the use of off-white render which is appropriate to the external materials within the street scene, it is considered that the resulting dwelling retains a sufficiently size garden and respects and complements the scale, character and appearance of neighbouring properties within the surrounding area. The proposal does not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal retains satisfactory off-street car parking provision to serve the resulting four bedroom dwelling in this highly sustainable urban setting. The proposal is in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development Plan 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: Site and Location Plan Drawing Number: 10AW/2024/1/4, Proposed Roof Plan Drawing Number 10AW/2024/4/4, received by the local planning authority on 01 February 2024 and Proposed Floor Plan and Elevations Drawing Number 10AW/2024/3/4, received by the local planning authority on 21 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 elevation of the proposed extension and alteration shall therefore be in accordance with the materials in the approved plans and elevations.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity 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.