

## Delegated Report

**Planning Ref: 24/00715/HOU**  
**Applicant: Stephanie Davies**  
**Ward: Barwell**



Hinckley & Bosworth  
Borough Council

**Site: 196 Kirkby Road Barwell Leicestershire**

**Proposal: Single storey rear extension**

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### **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 to a dwelling, 196 Kirkby Road, Barwell.
- 2.2. The proposed single storey rear extension would extend 4 metres in depth from the rear elevation flush with the main northeast side elevation and extend in width for 6.9 metres part way across the rear elevation. It would have a contemporary flat roof design with a parapet wall to a height of 3 metres and a central raised hipped glazed roof lantern. Matching corresponding external materials of red facing bricks and dark grey uPVC windows are proposed in the construction.

### **3. Description of the site and surrounding area**

- 3.1. The application dwelling is located within the urban settlement boundary of Barwell in a residential area on the edge of the village. It is a detached two storey house with hipped roof form and contemporary styling. It has a small flat roof extension to the centre of the rear elevation and a dual pitched roof gable fronted detached garage set back to the side and rear. The dwelling is constructed with a central section in red facing bricks to both the front and rear elevations and with smooth white rendered walls to the sections either side, dark grey uPVC windows throughout and concrete interlocking roof tiles. It has a central red brick chimney stack, a concrete flat roof entrance canopy, shallow depth bay windows with lead covered flat roofs to the ground floor front elevation and red brick soldier headers to the ground floor rear elevation. In addition to the detached garage and its forecourt to the side of the dwelling there is off-street parking for up to six more vehicles on the existing block paved hard standing within the 15 metres wide and 9 metres deep site frontage which is entirely hard surfaced.
- 3.2. The application dwelling occupies a substantial plot and is set well back from the highway behind a wide grassed highway verge. It lies between a row of traditionally styled two storey detached hipped roof dwellings of varying design and appearance. They also occupy similarly sized, substantial plots and many have already been extended to the side and/or rear.

### **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 responses have been received as a result of public consultation.

## **6. Consultation**

6.1. No objection has been received from Barwell Parish Council.

## **7. Policy**

7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026

- 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 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 provides further advice in respect of the siting and design of various forms of house extensions and 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.'*

8.3 The proposed single storey rear extension would extend to a not inappropriate depth of 4 metres in depth from the rear elevation flush with the main northeast side elevation and extend for an appropriate width of 6.9 metres part way across the rear elevation. It would have a contemporary flat roof design with a parapet wall to a height of 3 metres, contemporary full height fenestration and a central raised hipped glazed roof lantern. By virtue of its height, width and depth, the proposal would appear as a clearly subordinate addition to the existing dwelling. By virtue of its single storey scale and siting entirely to the rear, the proposal would not have any visual impact within the street scene or be visible from any other public areas. As a result, the proposed contemporary flat roof design is considered to be acceptable in this case and the proposed use of matching corresponding external materials of red facing bricks and dark grey uPVC windows in its construction would ensure a unified appearance.

8.4 By virtue of the siting, scale, design and appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any adverse visual impacts within the street scene or surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

#### Impact upon neighbouring residential amenity

8.5 Policy DM10 of the adopted SADMP and the adopted 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 The proposed single storey extension would extend only approximately 2.4 metres beyond the rear elevation of the neighbouring detached two storey dwelling to the northeast (No. 198) and at a separation distance of 2 metres between their respective side elevations (1 metre either side of the 2 metres high close boarded boundary fence). Notwithstanding its relative position to the southwest, by virtue of its proposed depth, the separation distance and its single storey parapet/flat roof height of just 3 metres, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on the ground floor rear elevation windows of No. 198 or its rear garden. There are no side elevation windows proposed facing No. 198 that would result in any loss of privacy from any direct overlooking. In any case, the existing 2 metres high close boarded timber fencing would maintain adequate privacy for both respective occupiers.

8.7 Notwithstanding that a window is proposed in the other side elevation facing towards the neighbouring dwelling to the southwest (No. 194) this is at ground floor height, set in from the side boundary by 7 metres and is in any case screened by the applicants detached pitched roof garage and the 2 metres high close boarded boundary fencing that protects the privacy of both respective occupiers.

8.8 By virtue of the siting, single storey scale, flat roof design, screening by existing fencing/structures and separation distances, it is considered that the proposed extension and alteration would not result in any significant adverse impacts upon the residential amenities or privacy of the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP. No objections 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 proposal would not result in the addition of any bedroom space and would not affect the existing off-street parking provision of up to eight spaces within the garage, side driveway and existing block paved hardstanding across the 15 metres wide and 9 meters deep site frontage, thereby having a neutral impact. The existing level of off-street parking provision would remain more than adequate to serve the resulting dwelling which is located within a highly sustainable urban location with easy access to a full range of services and facilities by alternative more sustainable transport means. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide 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 proposal relates to an extension and alteration to an existing dwelling located within the urban settlement boundary 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, scale, design and appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and would not result in any visual impacts within the street scene or on the surrounding area. By virtue of the siting, scale, flat roof design, partial screening by existing fencing/structures and separation distances, it is considered that the proposal would not result in any significant adverse impacts upon the residential amenity or privacy of the occupiers of any neighbouring dwellings. The proposal would retain more than adequate private rear amenity space and off-street parking provision to serve the resulting dwelling. The proposal is 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 is 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. 0348 (A) GA 001, Proposed Site Plan Drawing No. 0348 (A) GA 003, Proposed Floor Plans and Roof Plan Drawing No. 0348 (A) GA 006 and Proposed Elevations Drawing No. 0348 (A) GA 007 received by the local planning authority on 22 July 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 hereby permitted shall match the corresponding materials of the existing dwelling.

**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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.