

Delegated Report

Planning Ref: 24/00378/HOU
Applicant: Mr Richard Anderson
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 6 Armour Close Burbage Hinckley Leicestershire LE10 2QW

Proposal: Erection of a single storey front extension with new entrance canopy, replacement of rear boundary fence and alteration to dwelling

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 front extension, a new entrance canopy, replacement of the rear boundary fence and replacement of an existing French doors with a window. This results in the removal of coniferous trees within the garden of 6 Armour Close Burbage and existing front grassed area.

2.2. The proposed front extension measures 2 metres in depth to a width of 3.1 metres. It is faced with render, has a mono pitched roof form, ridge height of 3.5 metres and eaves height of 2.2 metres to match the existing front projection. The timber frame canopy has a dual pitched roof form, low level facing bricks at the base and projects forward approximately 0.6 metres. The existing 2 metre high rear boundary fence is replaced with a 3 metre close bordered timber fence. This has since been reduced in height to address officer concerns. The alteration includes replacing the rear French doors with a window.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Burbage. It is a two storey brick and render detached property within a cul-de-sac. The dwelling has a concrete roof tile and white uPVC windows. It is not listed and not within a conservation area. The rear garden backs onto Rugby Road but is only partially screened by landscaping. The residential estate comprises of similar detached houses and has an open green space to the south of the site.

4. Relevant planning history

18/01017/HOU

- Rear first floor extension
- Planning Permission
- 30.11.2018

90/00519/4

- Ground and first floor extensions
- Planning Permission
- 26.06.1990

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 response has been received as a result of public consultation.

6. Consultation

- 6.1. Burbage Parish Council has no objection.

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 Authority Design Guide

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within 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 house extensions.
- 8.3. The proposed front extension measures 2 metres in depth to a width of 3.1 metres. It is faced with render, has a mono pitched roof form, ridge height of 3.5 metres and eaves height of 2.2 metres to match the existing front projection. It flush at the front elevation and follows the existing building line. The timber frame canopy has a dual pitched roof form, low level facing bricks at the base and projects forward

approximately 0.6 metres. The canopy is not a predominant feature within the street however does not harm the visual character of the area. The front extension and canopy have appropriate roof design, width, depth, height and external materials. They do not detract from the street scene and are therefore considered appropriate.

- 8.4 The existing 2 metres high rear boundary fence is replaced with 2.4 metre close bordered timber fence at the existing footprint. Having been reduced in height this is now, on balance, considered acceptable within the street scene on Rugby Road. The replacing of the rear French doors with a window is considered minor and does not impact on the overall design of the dwelling.
- 8.5 The proposed extension and alteration are clearly subordinate addition and by virtue of its siting, scale, design, appropriate dimension and use of matching materials, the proposal does not result in any significant adverse visual impacts on the street scene. It is therefore acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 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 front extension and canopy are single storey in scale and not visually prominent within the streetscene. They do not go extend more than 2 metres and not significantly impacting on the existing driveway. The extension is 1.1 metres away from the west boundary and does not result in any overbearing impact on neighbouring properties. Due to its single storey scale, siting and separation distance from 5 Armour Street, there is no breach of the 45 degree rule. There is no side window that results in overlooking or loss of privacy from the extension.
- 8.8 The new fence follows the footprint of the existing timber fence and only increases in height by 0.4 metres. This does not now have a significantly detrimental impact on the street scene on Rugby Road. There is no significant impact on the private amenity area. The trees to be removed are not covered by Tree Preservation Order and therefore does not require planning permission to be removed.
- 8.9 By virtue of the siting, scale, design, separation distances, the proposal does not result in any significant adverse overbearing or overshadowing impacts on residential amenity, or loss of privacy to, the occupiers of any neighbouring properties and therefore 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

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The dwelling has five bedrooms. The number of bedrooms does not increase as a result of the proposed extension. The front driveway is extended, and provision is made to discharge surface water. The driveway and integrated garage have the capacity to hold 3 off-street cars. This level of provision is adequate to serve the dwelling and be in accordance with Policy DM18 of the adopted SADMP and the local highway authority 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 proposal relates to extensions and alterations to an existing dwelling within the 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. By virtue of the siting, scale, design, use of matching materials, and separation distance, the proposal respects and complements the scale, character and appearance of the existing dwelling and the wider street scene and does not result in any adverse visual impacts on the character or appearance of the surrounding area. There are no significant adverse impacts on the residential amenity or privacy of any neighbouring properties. Adequate off-street parking and private amenity space are retained within the site to serve the dwelling. The proposal is therefore in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the principles of the adopted Good Design Guide 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 Location and Block Plan Drawing Number 350 Rev, Proposed Floor Plan & 3D Visuals Drawing Number 110 Rev A, Proposed Elevations and 3D Visuals Drawing Number 112 Rev A received by the local planning authority on 22 April 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 extensions and alterations hereby permitted shall be in accordance with the external materials details provided within the submitted approved plans and elevation.

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@blaby.gov.uk or call 0116 272 7533.