

Delegated Report

Planning Ref: 24/01072/HOU

Applicant: Mr And Mrs Stewart Courtonel

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 20 Forresters Road Burbage Hinckley

Proposal: Conversion of existing studio and garage into a self-contained annexe

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for the conversion of an existing studio and garage to a self-contained annexe at 20 Forresters Road, Burbage.
- 2.2. The proposal would host a single storey front extension which would project outwards from the existing front elevation by 1.81 metres and would host a width of 3.31 metres. It would host a flat roof which would measure 2.43 metres in height.
- 2.3. The proposal would also host a canopy porch extension which would project outwards from the existing side elevation by 0.68 metres. It would host a pitched roof form which would measure 2.17 metres to the eaves and 2.88 metres to the ridge.
- 2.4. Additional alterations include the addition of a set of French doors, a singular door and three Velux windows to the western elevation and a high level slim line three pane window to the southern elevation.
- 2.5. The proposed external materials include the use of red facing brick to the walls, brown tiles to the pitched roof supported by gallows brackets, white uPVC to the windows. A flat roof is also proposed to the roof of the front extension.

3. Description of the site and surrounding area

- 3.1. The application dwelling relates to a two-storey detached residential dwelling situated within the settlement boundary of Burbage. The application dwelling comprises predominantly red facing brick to the walls with red hanging tiles between the two bay windows and timber supports to the hipped roof. Brown tiles are present to the roof and white uPVC to the windows. The site hosts various detached structures to the rear of the site.
- 3.2. The surrounding site is predominantly residential, however Hastings High School can be observed to the north of the site and Hinckley Road Cricket Ground and Burbage Junior School can be observed to the south of the site.

4. Relevant planning history

- None relevant.

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 have been received.

6. Consultation

6.1. Burbage Parish Council:

“Burbage Parish Council has no objections to this application provided that a condition of permission precludes the conversion from being used as a separate dwelling through either sale or rental and that its use remains ancillary to the main dwelling.”

6.2. LCC Ecology:

“The proposed development consists of alterations to the existing studio to create a self-contained annex.

The site is located within a residential area with the presence of mature trees and gardens nearby.

The proposed plans show the current height of the garage is to remain the same and alterations will occur internally with the addition of skylights in the roof.

Therefore, the proposed development is likely to have minimal impact on ecology and no ecological surveys are required.

I have no objection.”

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies 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) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (2023)

8. Appraisal

8.1. Key Issues

- 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 Site Allocations and Development Management Policies DPD 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.
- 8.3 Policy 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.
- 8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.5 This is a householder application which cannot seek planning permission for a new dwelling or the sub-division of the existing planning unit. Instead, the application seeks approval for the conversion and extension of a detached single storey outbuilding to be used as a self-contained ancillary residential annexe to the main dwelling. In any case, should the application be otherwise considered to be acceptable, a standard condition restricting the use of the annexe as only for ancillary accommodation to the residential occupation of the host dwelling could be included to ensure its use would remain compatible with the site.
- 8.6 The proposed scheme would involve the conversion of an existing outbuilding at the site from a garage/studio to a self-contained annex. The outbuilding would see an enlargement in the footprint by 5.99 square metres due to the proposed front extension. The front extension would introduce a flat design to the site, which would sit 0.39 above the existing outbuildings eaves height and 1.27 metres below the existing outbuildings ridge height.
- 8.7 The Council's Good Design Guide states *"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."* and,
- 8.8 *"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."*
- 8.9 As per the above, generally flat roofs should be avoided as they do not represent a traditional roof form prevalent in the Borough, especially when they do not form part of the existing dwellings design and in this case also do not replicate or have a lower eaves height than the existing structure. However, due to the proposals set-back distance from the highway of approximately 16.61 metres the proposal would not being prominent within the street scene, the addition of a flat roof is not considered to bear any additional detrimental impacts upon the character of the area.
- 8.10 The proposal would also host a pitched roof canopy porch extension which would project outwards from the existing side western elevation by 0.68 metres. The addition would not, however, be visible from the street scene, bearing no impact upon the character of the area.
- 8.11 The proposed external materials include the use of red facing brick to the walls, brown tiles to the pitched roof supported by gallows brackets, white uPVC to the windows. A flat roof is also proposed to the roof of the front extension.

- 8.12 Additional alterations include the addition of a set of French doors, a singular door and three Velux windows to the western elevation and a high level slim line three pane window to the southern elevation.
- 8.13 As a result, it is considered that the proposed front extension and ancillary residential conversion would preserve the character and appearance and thus the significance of the area and be in accordance with Policy DM10 of the adopted SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.15 The proposed extension would be screened by the building line of the existing neighbouring dwelling to the east (18 Forresters Road), and would neither feature any additional openings. By virtue of this, the proposed development would not have any adverse impacts upon 18 Forresters Road.
- 8.16 The proposed extension would be set back approximately 12.07 meters from the principle elevation of the application dwelling and would host a high level slim line three pane window. Therefore, there would not be any adverse impacts upon neighbouring dwelling to the south, 23 Forresters Road by way of the separation distance and positioning of the proposed window.
- 8.17 The separation distance would remain unaltered to the west of the site, hosting 22 Forresters Road, however, a set of French doors, a singular door and three Velux windows are proposed to the western elevation. Nevertheless, due to the existing boundary treatments in situ there would not be any adverse impacts upon 22 Forresters Road.
- 8.18 No alterations are proposed to the rear of the structure.
- 8.19 A condition requiring that the annex remains ancillary to the use of the host dwelling is required both for the avoidance doubt and to ensure the residential amenity of both the host dwelling and annex building are preserved. Considering the layout and positioning of openings it would be unacceptable for the annex to be occupied by a person not connected to the host dwelling.
- 8.20 By virtue of the above the proposal would be in accordance with Policy DM10 of the SADMP in this aspect.

Impact upon parking provision

- 8.21 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.22 The Leicestershire Highways Design Guide (2023) seeks to ensure that a dwelling hosting four or more bedrooms provides a minimum off-street parking provision for three vehicles.

- 8.23 The proposal involves the addition of a single bedroom to the annex, which would result in the dwelling hosting four bedrooms, instead of the existing three. The site would, however remain to host an off-street parking provision for up to three vehicles complying with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2023) in this regard.

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 proposal is for conversion of an existing studio and garage to a self-contained annexe within an existing dwelling and located within of 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. Subject to a restriction by condition on its use as ancillary family accommodation, its siting, its scale, design and, subject to the use of appropriate and satisfactory external materials in its construction, together with screening from public areas, it is considered that the annexe would respect and complement the scale and residential character of the site and would have no significant adverse impacts on the character or visual amenities of the surrounding area, the neighbouring amenity, drainage or parking provision.
- 10.3. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Council's Good Design Guide. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 25th November 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Council's Good Design Guide.

3. 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, Drg No. 2024-29-01
- Parking Provision, Drg No. 2024-29-01
- Proposed Plans and Elevations, Drg No. 2024-29-03 as received by the Local Planning Authority on the 25th November 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Council's Good Design Guide.

4. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential occupation and use of the main dwelling currently known as 20 Forresters Road, Burbage.

Reason: To ensure compatible use and to protect residential amenity in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Council's Good Design Guide.

11.3 Notes to applicant

- 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.