

Delegated Report

Planning Ref: 23/01078/HOU
Applicant: Mr and Mrs Miller
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Sibson Lodge 19 Sheepy Road Sibson

Proposal: Single storey side extension

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 application seeks full planning consent for a single storey side extension at Sibson Lodge, 19 Sheepy Road, Sibson.

2.2. The proposed side extension would project outwards from the existing north-west elevation by a maximum of 6.40 metres and would have a width of approximately 13.65 metres. It would feature a hipped roof measuring 2.75 metres to the eaves and 6.22 metres to the ridge.

3. Description of the site and surrounding area

3.1. The dwelling is located immediately to the south of the Sibson Conservation Area boundary and is a large hipped roof bungalow dating from the late-20th century. It has 'Georgian' style elements to its design and is located within a large plot on the corner of Sheepy Road and Lovelace Close, being bound by a relatively high modern red brick wall and partially screened by a cluster of trees within the site and at the verge to the junction.

4. Relevant planning history

01/00568/C

- LOPPING AND TOPPING ONE SYCAMORE TREE
- CC
- 31.07.2001

05/00419/CTPO

- WORKS TO TREE
- CC
- 18.05.2005

08/00409/CTPO

- FELLING OF 1 NO. SYACMORE
- CC
- 07.05.2008

19/00876/TPO

- Sycamore (T1) - Crown lift and dead wood removal
- WDN
-

19/00948/CTPO

- Raise crown of sycamore tree and remove dead wood protected by LCC Sibson TPO 1972
- CC
- 12.09.2019

86/01120/4

- USE OF LAND FOR THE ERECTION OF TWO DWELLINGS OUTLINE
- OUT
- 23.12.1986

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. No objections have been received.

6. Consultation

- 6.1. No objections have been received from Sheepy Parish Council.
- 6.2. As commented by the HBBC Conservation Officer the extent and mass of the extension could be considered considerable so a judgement as to whether it is subservient to the existing dwelling and compatible with the principles of good design should be determined by the decision taker. As currently proposed however the scale and extent of the extension is not considered to have any direct impacts upon the character and appearance of the conservation area. In summary the proposed development does not provide any particular opportunity to address the current minor negative contribution the uncharacteristic dwelling makes to the significance of the adjacent Sibson Conservation Area. However, it is considered that most aspects of the design of the extrusion would closely match that of the existing dwelling and would consequently not increase the level of negative impact arising from the dwelling's uncharacteristic presence and appearance within the immediate setting of the conservation area. As such it is considered that proposed development would have neutral effect upon the character and appearance of the property and the adjacent Sibson Conservation Area, thus preserving its significance. Subsequently the proposal complies with Policies DM11 and DM12 the SADMP and section 16 of the NPPF.

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan 2018-2036
 - Policy S8: Design
- 7.2. Core Strategy (2009)
 - Policy 12: Rural Villages

- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - 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

Design and impact upon the character of the area and impact upon the character of the area and the Sibson Conservation Area

- 8.2 This application is for single storey side extension to Sibson Lodge. The dwelling is located immediately to the south of the Sibson Conservation Area boundary and is a large hipped roof bungalow dating from the late-20th century. It has 'Georgian' style elements to its design and is located within a large plot on the corner of Sheepy Road and Lovelace Close, being bound by a relatively high modern red brick wall and partially screened by a cluster of trees within the site and at the verge to the junction.
- 8.3 The Sibson Conservation Area Appraisal (SCAA) (2008) identifies that there has been new development during the post war period in the village which has, for the most part, failed to strengthen the traditional qualities of the area. This includes single storey buildings and those by reason of their design, scale and layout appear discordant with the traditional streetscape. Sibson Lodge is one such building of poor visual quality, and as such it is considered to be a minor negative presence within the immediate setting of the Sibson Conservation Area.
- 8.4 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.5 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.6 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

- 8.7 Policy 8 of the Sheepy Parish Neighbourhood Plan 2018-2036 seeks to ensure that development proposals should be designed to respond positively to the character of the area by demonstrably responding to the features of its setting and working with the scale, form and character of the location and make a positive contribution to the street-scene;
- 8.8 The proposed side extension would project outwards from the existing north-west elevation by a maximum of 6.40 metres and would have a width of approximately 13.65 metres. It would feature a hipped roof measuring 2.75 metres to the eaves and 6.22 metres to the ridge.
- 8.9 The proposal seeks to erect a single storey extension to the side of the existing dwelling closest to the road junction, it would project outwards from the existing north-west elevation by a maximum of 6.40 metres and would have a width of approximately 13.65 metres. Its building line would be stepped back slightly from the front elevation and be staggered along the proposed side elevation resulting in two hipped roofs meeting at a central valley. The angle of the proposed roof pitch would match the existing roof, and the design, architectural detailing and construction materials of the proposed extension would match the existing dwelling. The scale of the extension would remain single storey and not extend above ridge height of the existing dwelling. The extent and mass of the extension could be considered considerable so a judgement as to whether it is subservient to the existing dwelling and compatible with the principles of good design should be determined by the decision taker. As currently proposed however the scale and extent of the extension is not considered to have any direct impacts upon the character and appearance of the conservation area.
- 8.10 In summary the proposed development does not provide any particular opportunity to address the current minor negative contribution the uncharacteristic dwelling makes to the significance of the adjacent Sibson Conservation Area. However, it is considered that most aspects of the design of the extrusion would closely match that of the existing dwelling and would consequently not increase the level of negative impact arising from the dwelling's uncharacteristic presence and appearance within the immediate setting of the conservation area. Whilst a large extensions the proposal is still judged to be subservient to the scale of the existing dwelling. As such it is considered that proposed development would have neutral effect upon the character and appearance of the property and the adjacent Sibson Conservation Area, thus preserving its significance. Furthermore the proposals respond to the character of the existing building with matching architectural details and materials. Subsequently the proposal complies with Policies DM10, DM11 and DM12 the SADMP, Policy 8 of the Sheepy Neighbourhood Plan and section 16 of the NPPF.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 Policy 8 of the Sheepy Parish Neighbourhood Plan 2018-2036 seeks to ensure that development proposals show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.

- 8.13 The proposed extension would be situated approximately 18.50 metres away from the nearest neighbouring dwelling, 1 Lovelace Close, Sibson. The two dwellings are separated by way of a large grass verge and highway and the application dwelling is surrounded by a 2.00 metre high red brick wall and three semi-mature trees which act as a screening to the dwelling. An additional window is proposed to the north-west elevation of the proposed extension, however by virtue of the north-west orientation of the dwelling, the separation distance and the boundary treatments there is not considered to be any adverse impacts upon the occupier/s of 1 Lovelace Close.
- 8.14 Two additional windows are proposed to the north-east elevation of the dwelling, adjacent to The Old Rectory, Sheepy Road, Sibson. The Old Rectory dwelling sits approximately 12.00 metres from the site entrance and hosts a 2 metre high brick wall, wooden gates and a strong line of mature vegetation to the north-east boundary line. By virtue of the separation distance and the boundary treatments there is not considered to be any adverse impacts upon the occupier/s of The Old Rectory.
- 8.15 A set of two bi-fold doors and full height windows are proposed to the south-west elevation of the proposed extension. A strong line of vegetation sits to the south-west and south boundary lines screening this aspect of the proposal from a public realm on Lovelace Close.
- 8.16 Overall, due to the separation distances and orientation of the dwellings and the boundary treatments present it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

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 located within the settlement boundary of Sibson and is for a single storey side extension at Sibson Lodge, 19 Sheepy Lodge, Sibson, therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. For the reasons given in the report above, it is considered that the proposed scheme of extensions and alterations would respect the overall scale, character and

appearance of the existing dwelling, street scene and Conservation Area. The proposals would not result in any significant adverse overbearing or overshadowing effects or result in any loss of privacy to the occupiers of any neighbouring properties. The proposals are considered to be in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted SADMP, Policy 8 of the Sheepy Neighbourhood Plan and section 16 of the NPPF and the adopted Good Design Guide, 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 / 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 13th November 2023.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 8 of the Sheepy Neighbourhood Plan.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Proposed Floor Plan, Elevations and Block Plan, Drg No. 1361_10 and Site Location Plan, Drg No. 1361_11 as received by the Local Planning Authority on the 13th November 2023.

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) and Policy 8 of the Sheepy Neighbourhood Plan.

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.