

Delegated Report

Planning Ref: 24/00579/HOU

Applicant: Ms Stone

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 19 Pennant Road Burbage Hinckley Leicestershire LE10 2LA

Proposal: Conversion of garage to habitable accommodation with link extension, covered transfer canopy/porch and external pergola to rear garden 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 to convert the existing detached garage into a habitable accommodation, removing the existing garage door, bricking up and inserting two windows, provision of a link connecting the garage to the main dwelling, a new front canopy to the front of the dwelling and a pergola at the rear. Other alterations are removal of the front arched head and door to be replaced with a wider entrance door, two rooflights to the existing roof, new door to the side facing porch, removal of raised bed to the rear of the garage and rear landscaping amendments.
- 2.2. The garage conversion is to provide a carer's annex. The new brickwork and window infills will match the existing dwelling. The front canopy projects out by 1.4 metres and to a width of 4.8 metres. It has a height of 2.6 metres which matches the eaves of the main dwelling and garage. The link extension creates a lobby which connects the main dwelling to the garage. It creates two doors that open to the side and front of the house. The rear pergola 3 metres in width and 3 metres in depth. It has a flat roof to a height of 2.5 metres.
- 2.3. Materials for the proposed extension and alteration are facing brickwork for the walls, pantiles for the roof, uPVC windows and doors, all to match existing external materials.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Burbage at the end of a cul-de-sac. It is a brick-built bungalow with a front pitched roof, brown uPVC windows and a detached double garage to the east of the site. Behind the dwelling is Sketchley Lane with trees screening the dwelling from the highway. The dwelling has a front paved driveway. The house has a large rear garden. The dwelling is not listed and is not within a conservation area. The surrounding dwellings are two storey detached and semi-detached residential houses with a mix of brickwork and render.

4. Relevant planning history

93/00158/4 – Extension to bungalow- Planning Permission - 25.03.1993.

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 this application.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

7.2. 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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF 2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions 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.

8.3. The garage conversion only includes the bricking up and insertion two windows to the south facing elevation. The surrounding dwellings have similar detached garages. Minor works are being proposed to the garage and therefore this does not impact on the visual character of the area. The window size is proportional, and the bricks match the main dwelling. The front canopy projects out by 1.4 metres and to a width of 4.8 metres. It has a flat roof to a height of 2.6 metres which matches the eaves of the main dwelling and garage. The porch has appropriate dimensions. Flat roofs are not characteristic of the surrounding street however, considering the location of the dwelling within a cul-de-sac, and the fact that extension is a canopy, the flat roof design does not have a significant visual impact on the character of the area and is considered acceptable in this case. The connecting link also has a matching ridge height to the main dwelling and the garage. It is not viewable from the street. The rear pergola is 3 metres in width and 3 metres in depth and a height of 2.5 metres. The two rooflights does not protrude more than 0.2 metres from the

roof slope. The insertion of doors and amendments to the landscape are minor works and do not require planning permission.

- 8.4 The proposed extensions and alterations are clearly subordinate to the main dwelling. They do not significantly impact the overall appearance of the resulting dwelling in terms of design, materials and dimensions. As a result, the proposal is not visually prominent within the street scene or from any public areas and is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general design principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.5 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. The adopted GDG states:
- 8.6 The proposed rear pergola is close to the south boundary fence of the site but due to its appropriate size, there is no significant impact on 17 Pennant Road. The front canopy, link extension, rooflights and other minor alterations to the dwelling have no significant impact on the main dwelling or on adjoining properties, in terms of overlooking, overshadowing, loss of light and privacy. There is no breach of the 45 degree rule as a result of the extension and alterations.
- 8.7 By virtue of their siting, scale, design, the proposal is in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal results in an additional (fifth) bedroom space to the dwelling. Notwithstanding the loss of the existing garage, the frontage of the dwelling has the capacity to hold three off-street cars and therefore the level of retained existing provision is considered adequate to serve the resulting dwelling and therefore the proposal is considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance.

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 located 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 their siting, scale, design, appropriate dimension, and subject to the proposed use of corresponding external materials, it is considered that the proposed extensions and alterations respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. There are no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal retains adequate private rear amenity space and off-street parking to serve the 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 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 Plan and Proposed Block Plan Drawing Number 08 (submitted on 10/06/2024)
- Proposed Site Plans Drawing Number 07(submitted on 10/06/2024)
- Proposed Ground Floor Plan Drawing Number 05 (submitted on 10/06/2024)
- Proposed Front and Side Elevations Drawing Number 06 (submitted on 10/06/2024)
- Proposed Rear and Side Elevation Drawing Number 11(submitted on 15/07/2024)
- Proposed Pergola Drawing Number 09 (submitted on 10/06/2024).

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 materials details on the approved plans and elevations.

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).

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 or call 0116 272 7533.