

Delegated Report

Planning Ref: 23/00797/HOU

Applicant: Mr Aldridge

Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 27A Barton Road Barlestone Leicestershire

Proposal: Single storey side extension and other alterations

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 side extension and other alterations to a dwelling, 27A Barton Road, Barlestone.

2.2. The proposed single storey side extension would extend 3.5 metres in width from the main side elevation and almost from the front elevation for a depth of 17.2 metres to be 5 metres beyond the existing rear elevation. It would have a flat roof form to a height of 2.7 metres. It is proposed to be constructed with red facing bricks to match the existing dwelling except for the external east side elevation which would be white rendered, along with sage green uPVC doors and windows. Other alterations include the replacement of an existing rear elevation window with four glazed bi-fold doors, removal of a brick stack from the rear elevation and the addition of a small side elevation window to the existing rear projection.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Barlestone to the south of Barton Road in a residential area. It is a detached bungalow with pyramidal/hipped main roof form and traditional styling with front elevation bay windows either side of the central entrance door and also a rear bay window. It has single storey projections to both the front and rear elevations that have subordinate gable ended roof form. It is constructed of red multi facing bricks, plain red/brown concrete roof tiles and white uPVC windows. There is a detached timber garage set back to the side that would be removed to enable the scheme. It has a block paved driveway and loose stone surfaced frontage providing ample off-street parking. To the rear there is a large garden providing ample private amenity space.

3.2. It is set back from the highway between two storey houses of varying design, style and appearance and behind a mature front boundary hedgerow.

4. Relevant planning history

None.

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. No objection has been received from Barlestone Parish Council.

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) (2021)
- Planning Practice Guidance (PPG)

7.4. 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 dwellings 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 and 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.'

8.3 The proposed single storey side extension would extend for an appropriate width of 3.5 metres from the main side elevation, less than half the width of the existing dwelling, and would retain a 1 metre access to the rear garden. It would have only a marginal set back from the front elevation and would extend for a total depth of 17.2 metres, 5 metres beyond the existing rear elevation. It would have a flat roof form to a height of only 2.7 metres and extend parallel with a similar height brick boundary and retaining wall to the east between it and the neighbouring dwelling which occupies a 0.5 metre higher ground level. The proposed flat roof design is not characteristic of the existing dwelling, however, other than for the considerable depth of the extension and its projection beyond the rear elevation, the submitted Design Statement and subsequent email from the agent suggests that as it could

otherwise be constructed under available permitted development rights that the design should be considered acceptable in this case, and that sought after amendments to provide a pitched roof are unnecessary/unjustified.

- 8.4 On balance, and notwithstanding the proposed uncharacteristic flat roof form, by virtue of its clearly subordinate width and height and its set back from the highway where it would be partially screened by the two storey dwelling that is set further forward to the east and by the mature hedgerow forming the highway boundary, the proposal would only be publicly visible from directly in front of the dwelling and therefore it is considered that its flat roof design would not be overly prominent or result in any significant adverse visual impacts on the wider street scene.
- 8.5 It is proposed to be constructed with red facing bricks to match the existing dwelling to ensure a unified appearance, other than for the external east side elevation which would be white rendered but not publicly visible. Other alterations include the replacement of an existing rear elevation window with four glazed bi-fold doors, removal of a brick stack from the rear elevation and the addition of a small side elevation window to the existing rear projection, all of which have no adverse visual impacts on the existing dwelling or street scene.
- 8.6 It is considered that the proposal would be clearly subordinate and respect the scale of the existing dwelling and subject to the proposed use of matching corresponding facing bricks in its construction would ensure a unified appearance. Whilst not respecting the pitched roof character of the existing dwelling and being publicly visible within the street scene, by virtue of the fall-back position in respect of permitted development, it is considered that the proposal would be reluctantly acceptable in design terms in this case. Any adverse visual impact would be mitigated to a large degree by the set back from the highway and screening as discussed above. The proposal would therefore be in general accordance with Policy DM10 of the adopted SADMP and some of the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The neighbouring dwelling to the east (No. 27) is a part two storey/part dormer house set forward of the application dwelling and on a 0.5 metres higher ground level. It is set off the side boundary by 1 metre and has no principal habitable room windows in its near side elevation facing the site. The proposed single storey side extension would extend 3.5 metres in width from the main side elevation and for a depth of 17.2 metres but would retain a 1 metre gap to the side boundary. Notwithstanding that it would extend approximately 11 metres beyond the rear elevation of No. 27, by virtue of the lower ground level on which it would be constructed and its flat roof design to a modest height of only 2.7 metres, the proposal would be only marginally higher than the existing brick boundary and retaining wall that defines the side boundary and therefore would not result in any adverse overbearing or overshadowing impacts on No. 27. Notwithstanding that a number of side elevation windows are proposed facing No. 27, these are at ground floor level and would face the existing boundary wall which would continue to protect the privacy of the neighbouring occupiers from any direct overlooking.
- 8.9 The proposal would extend 5 metres beyond the existing rear elevation and would have full height glazing in the inside elevation facing towards the rear garden of the neighbouring dwelling to the west (No. 27B). Notwithstanding this, the proposal would be only single storey with a flat roof and located at a separation distance of

10 metres from the west side boundary and therefore would not result in any significant adverse overbearing or overshadowing impacts of significant loss of privacy to the neighbouring occupiers of No. 27B from direct overlooking.

- 8.10 By virtue of the siting, scale, design, screening by existing structures and separation distances, the proposed extension and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and would therefore be 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

- 8.11 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.12 The proposal would result in the loss of the existing garage and the creation of an additional third bedroom. Notwithstanding this, the existing off-street parking provision of highway authority design guide dimension standards on the 12 metres long block paved front driveway and 10 metres wide and 12 metres deep hard-surfaced site frontage would remain more than adequate to serve the resulting three bedroomed dwelling. This level of provision would therefore be acceptable and in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide.

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 proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Barlestone 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. Notwithstanding the flat roof design, by virtue of the siting, single storey scale and partial screening together with the proposed use of matching corresponding external materials to ensure a unified appearance, the proposed extension and alterations are considered to respect the scale and appearance of the existing dwelling and not to detract significantly from its character. By virtue of the siting, scale, design, screening by existing structures and separation distances, the proposed extension and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate private amenity space of approximately 300 square metres would be retained within the site to serve the resulting three bedroomed dwelling along with ample off-street parking space to the site frontage. The proposals are considered to be in general accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and some of 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: Location Plan and Proposed Site Plan Drawing No. 2307-EXT102-P03, Proposed Elevations Drawing No. 2307-EXT102-P02 and Proposed Ground Floor Plan Drawing No. 2307-EXT102-P01 received by the local planning authority on 22 August 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).

3. The materials to be used on the external elevations of the proposed extension and alteration shall be in accordance with the approved Proposed Elevations Drawing No. 2307-EXT102-P02 received by the local planning authority on 22 August 2023 and shall match the corresponding facing brickwork of the existing dwelling where stated.

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@hinckley-bosworth.gov.uk or call 01455 238141.