

Delegated Report

Planning Ref: 24/01101/HOU

Applicant: Mr and Mrs M. West

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 12 Crownhill Road Burbage Leicestershire

Proposal: Single storey front extension and partial conversion of garage to habitable space

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 and partial conversion of an existing detached double garage to a habitable room to a dwelling, 12 Crownhill Road, Burbage.

2.2. The proposed single storey front extension would be constructed between part of the front elevation of the dwelling and the existing detached double garage which sits forward of and perpendicular to it. It would be constructed flush with the front elevation of the existing garage and have a depth of 5.2 metres. It would have a dual pitched roof form with matching eaves height as the garage and subordinate ridge height of 3.7 metres. The proposed partial garage conversion includes the replacement of one of the two garage doors with a new window and infill wall and internal alterations to separate the two garages and upgrade one to meet building regulations standards for a habitable room. Matching corresponding external materials were originally proposed in the construction.

2.3. An amended plan has been submitted to increase the size of the proposed front window in the garage to be converted and for render to the front elevation walls to avoid potential mismatched brickwork as a result of the alterations. By virtue of the minor nature of the amendments no further re-consultations are considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Burbage on a residential estate and in a secluded position at the end corner of a small, shared access drive. It is a two storey detached house with a gable sided main roof form, a single storey projection to the front elevation with dual pitched roof form. There is a detached double garage with dual pitched gable fronted roof form located forward of the dwelling and perpendicular to its front elevation. The application dwelling and detached garage are constructed of buff/light brown multi facing bricks, red/brown interlocking concrete roof tiles and white uPVC windows. There are four off-street parking spaces within the double garage and on the double width and 6 metres long tarmac surfaced garage forecourt.

3.2. The wider street scene comprises two storey detached dwellings of similar size with either integral or detached garaging to the frontage and similar design variations and of mixed appearance, including some with rendered panels to their front elevations.

4. Relevant planning history

None.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One response has been received as a result of public consultation objecting to the proposals on the grounds that it would result in the loss of an off-street parking space contrary to the Good Design Guide resulting in inadequate parking to serve a dwelling of this size and would exacerbate on-street parking.

6. Consultation

- 6.1. No objection has been received from Burbage Parish Council.

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) (2024)
 - 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 urban 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
- Biodiversity

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 (GDG) provides further advice in respect of the siting and

design of a variety of house extensions. Burbage Neighbourhood Development Plan (BNDP) contains no relevant policies for domestic extensions but refers to the materials, design and scale of extensions and alterations being compatible with the original building (Para. 15.3).

- 8.3 The proposed single storey infill front extension would be constructed between part of the front elevation of the dwelling and the existing detached double garage which sits forward of and perpendicular to it, resulting in an 'L' shaped footprint. It would be constructed flush with the front elevation of the existing garage and have a slightly shallower depth of 5.2 metres. It would have an appropriate dual pitched roof form with matching eaves height as the garage and a clearly subordinate ridge height of 3.7 metres that would sit comfortably between the higher garage roof and the front elevation of the dwelling. By virtue of its width and height the proposal would appear as a clearly subordinate addition to the existing dwelling and form a natural end stop at the head of the shared access drive where it would not be overly prominent within the street scene and would be characteristic of many house types in similar positions within the layout of urban estates.
- 8.4 The proposed partial garage conversion includes the replacement of one of the two garage doors with an infill wall and new window of appropriate proportion to fill the space which is considered to be acceptable in design terms and would not result in any significant adverse visual impacts on the dwelling or wider street scene. Matching facing brickwork was originally proposed in the construction, in order to avoid the potential and likelihood for mismatched brickwork given the alterations proposed to the front of the garage. However, an amended plan has been submitted that now proposes the use of contrasting off-white render to the front elevation walls of the extension and existing garage together with matching roof tiles and windows as the existing dwelling. As there are other neighbouring dwellings with rendered panels this is considered to be a practical solution and would also result in an acceptable visual appearance.
- 8.5 By virtue of the siting, infill nature, single storey scale, design and subject to the proposed use of complementary render and matching corresponding external materials in the construction to ensure a satisfactory and unified appearance, it is considered that the proposed extension, conversion and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse impacts upon the character or appearance of the wider street scene or the surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general design principles of the BNDP 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 By virtue of the siting, unobtrusive infill nature, single storey scale, design, existing screening and separation distances it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on, or loss of privacy to, the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the principles of the adopted Good Design Guide.

Impact upon parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. The Council's adopted Good Design Guide

suggests that front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision.

- 8.9 One response has been received from public consultation objecting to the proposals on the grounds that it would result in the loss of an off-street parking space contrary to the Good Design Guide resulting in inadequate parking to serve a dwelling of this size and that it would exacerbate on-street parking.
- 8.10 The proposals would result in the provision of an additional ground floor bedroom with en-suite facilities and the loss of one garage space to serve the resulting dwelling from its provision. The local highway authority design guide seeks a minimum of three off-street parking spaces within the site to serve a dwelling with four bedrooms or more in a suburban location. The proposals would retain three off-street car parking spaces within the retained garage and on the double width 6 metres long tarmac surfaced garage forecourt within the site frontage. This level of provision would therefore remain adequate to serve the resulting dwelling in this highly sustainable suburban setting with easy access to a full range of services and facilities by alternative more sustainable transport means. Therefore, notwithstanding the objection received, the proposals are considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.11 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

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 extension, part residential conversion and alterations to an existing dwelling located within the urban 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(2024).
- 10.2. By virtue of the siting, infill nature, scale, design and subject to the proposed use of complementary render and matching corresponding external materials in the construction, it is considered that the proposed extension, conversion and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse impacts upon the character or appearance of the wider street scene or the surrounding area. By virtue of the siting, scale, design, screening and separation distances the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Notwithstanding the objection received, adequate off-street parking of three spaces would be retained within the site to serve the resulting dwelling in accordance with the local highway authority design guide standards, along with ample private amenity space to the rear of over 160 square metres. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general design principles of the adopted Good Design Guide and Burbage Neighbourhood Development Plan 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 Block Plan Drawing No. 6428/W/11 received by the local planning authority on 3 December 2024 and Proposed Ground Floor Plan, Proposed Elevations and Section Drawing No. 6428/W/10 Rev C received by the local planning authority on 19 December 2025.

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, partial garage conversion and alterations hereby permitted shall be off-white render to the southeast facing front elevation wall and closely matching facing bricks to its rear elevation as detailed on the approved Proposed Elevations Drawing No. 6428/W/10 Rev C received by the local planning authority on 19 December 2024 along with red/brown concrete

interlocking roof tiles and white UPVC windows to match those of the existing dwelling.

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