

Delegated Report

Planning Ref: 23/00418/HOU
Applicant: Victoria Price
Ward: Burbage St Catherines & Lash Hill

Site: 19 Featherston Drive Burbage Hinckley
Leicestershire LE10 2PN



Hinckley & Bosworth
Borough Council

Proposal: Two storey side extension and single storey front and rear extensions

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 permission for a two storey side extension and single storey front and rear extensions at 19 Featherston Drive, Burbage.
- 2.2. The proposed two storey extension projects approximately 2.93 metres from the side elevation at both floors and is approximately 7.54 metres in length at the ground floor and 6.62 metres at the first floor. The two storey side extension has a hipped roof with ridge height of 7.4 metres and eaves height of 5.17 metres matching with the eaves of the existing dwelling. The proposal is set down from the ridge of the existing dwelling by approximately 0.30 metres and is set back at the principal first floor elevation of the dwelling by approximately 1 metre.
- 2.3. The proposed rear extension does not project out any further than the existing single storey extension. It has a depth of 3.26 metres and width of 2.98 metres. The proposed rear extension has a mono-pitched roof with two roof lights and measure approximately 2.6 metres to the eaves and 3.8 metres to the ridge.
- 2.4. The proposed single storey front extension projects 1.43 metres forward from the principal elevation of the existing dwelling and 6.4 metres in width. The proposal would have a mono-pitched roof and measure approximately 2.5 metres to the eaves and 3.5 metres to the ridge. Matching materials are used for the extension.

3. Description of the Site and Surrounding Area

- 3.1. The application dwelling is a two storey semi-detached dwelling within the settlement boundary of Burbage. The dwelling has loose stones driveway to the front of the dwelling, it is constructed with brick, hipped red roof tiles and white uPVC windows.
- 3.2. Within the street scene there are a mixture brick and rendered two storey semi-detached and detached dwellings. The application site is not within a conservation area or is listed.

4. Relevant Planning History

12/00850/HOU	Extensions and alterations to dwelling.	Permission	19.11.2012
18/00473/HOU	Two storey side extension and single storey front and rear extensions	Planning Permission	04.07.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments received.

6. Consultation

- 6.1. Burbage Parish Council have no objections to the application.

7. Policy

- 7.1. 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
- 7.2. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF 2021)
 - Planning Practice Guidance (PPG)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The Good Design Guide requires that two storey side extension should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).
- 8.4. The two storey side extension extends approximately 2.93 metres from the side elevation at both floors and is approximately 7.54 metres in length at the ground floor and 6.62 metres at the first floor. It has a hipped roof with ridge height of 7.4 metres and eaves height of 5.17 metres matching with the eaves of the existing dwelling. It is set down from the ridge of the existing dwelling by approximately 0.30 metres and is set back at the principal first floor elevation of the dwelling by approximately 1 metre. This appears subservient to the existing dwelling in terms of design and appearance and in keeping with the existing character of the surrounding area.
- 8.5. The rear extension flashed with the existing single storey extension. It has a mono pitched roof, a depth of 3.26 metres, width of 2.98 metres, two roof lights, eaves height of 2.6 metres and 3.8 metres to the ridge. The eaves level of the existing extension has been lowered to match the proposed rear extension. It is strategically located to the rear, not visible from the street scene does not affect the character of the existing dwelling or surrounding area.
- 8.6. The proposed single storey front extension projects 1.43 metres forward from the principal elevation of the existing dwelling and 6.4 metres in width. It has a mono-

pitched roof and measure approximately 2.5 metres to the eaves and 3.5 metres to the ridge. The immediate street scene does not have a unique character, therefore the front extension does not appear to harm the character of the area.

- 8.7. Matching materials are used for the extension.
- 8.8. By virtue of the above, the proposals are considered to comply with the character of the area and surroundings in accordance with Policy DM10 of the adopted SADMP and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10. The Good Design Guide requires that two storey side extension are not overbearing. They should be set at least 2m away from the highway. On a plan, a projecting line is to be drawn from the nearest appropriated front or rear window of the house. The 45 degree line is taken from the quarter point of the nearest window.
- 8.11. The rear extension has a single storey scale, is appropriately located and is not visible from the street scene. It is approximately 3 metres from the northwest boundary. Given its minor scale, it does not have any adverse impact on the residential amenity of this neighbouring dwelling in terms of loss of light, overlooking, overbearing impact or breach of 45 degree rule.
- 8.12. The front extension also has a single storey scale projecting 1.43 metres forward. The street scene has a number of front extensions. Some of the immediate surrounding properties project forward. The proposed extension is not visually prominent. The design enhances the character of the area. It extends approximately 3 metres from the south east boundary and 3.5 metres from 15/17 Featherston Drive. A 45 degree line drawn half way from the nearest ground floor window from 21 Featherston Drive is not crossed by the front extension. The front extension has no adverse impact on the adjoining residential amenities.
- 8.13. The two storey side extension replaces an existing lean to wooden structure to the side. The extension is just to the north west boundary of the site, set down from the main ridge roof and set back from the first floor. It extends approximately 3.5 metres from 15/17 Featherston Drive. The site is oriented to have 19 Featherston Drive push forward. As a result of the separating distance and the set back from the first floor, a 45 degree line drawn from the nearest principal window of 15/17 Featherston Drive, the extension does not cross the 45 degree line. At the rear, 15/17 Featherston Drive is set back and therefore there is no breach of the 45 degree rule. While there are several windows in the side elevation of 15/17 Featherston Drive they are either obscure glazed or are secondary windows to habitable rooms. The extension does not have overbearing impact on the adjoining properties. The scale matches the existing building scale within the street scene.
- 8.14. By virtue of the above, the proposals would have minimal impact on the amenity of the occupiers of the adjacent dwellings and in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon highway safety

- 8.15. Policy DM18 of the SADMP states that proposals should ensure that there is adequate provision for on and off street parking and there is no impact upon highway safety.

- 8.16. The Leicestershire Highway Design Guide also require a minimum of three parking spaces for 4 or more bedroom dwellings. Minimum parking space sizes 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.
- 8.17. The extension results in the provision of 6-bedroom dwelling. The front driveway has approximately 51 square metres. This is sufficient to provide three off street parking. This complies with Policy DM18 of the SADMP and LHDG.

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 in the consideration of this application. The Committee must also ensure the same when determining this planning 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 Burbage and 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. The proposal respects the scale and character of the existing dwelling and street scene, good separation distance from neighbouring properties, retain adequate private amenity within the curtilage and does not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP, the Good Design Guide and 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 and Compulsory 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: Existing and Proposed Floor Plan and Elevation (Drawing Number:03D), Site

Location Plan (Drawing Number: 04), Block Plan (Drawing Number: 05) received by the Local Planning Authority on 29 June 2023.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

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.