

Delegated Report

Planning Ref: 23/00679/HOU
Applicant: Mr & Mrs Challis
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 5 Whitemoors Road Stoke Golding Nuneaton Leicestershire
CV13 6EG

Proposal: Loft conversion with front and rear dormers, new veranda, rendering to existing wall and alterations to dwelling.

1. Recommendations

1.1. Planning permission subject to:

Planning condition outlined at the end of this report.

2. Planning application description

- 2.1. This householder application seeks planning permission to convert the existing loft space into bedrooms to include front and rear dormers. This increases the ridge height by approximately 1 metre and the roof pitch (but not the eaves height). Amendments to the original plan and elevations reduced the height increase from 2 metres to approximately 1 metre and an additional dormer to the front elevation. The front dormers have a dual pitched roof, rooflights to the front of the main roof and a long flat box roof dormer to the rear roof elevation. An attached front veranda with matching eaves is proposed to the northern side of the dwelling. The veranda projects out 3.3 metres in depth and a width of 7.7 metres, leaving a space of 1.14 metres between the veranda and the detached garage. The proposed work includes rendering external walls in smooth white render, dark contrasting render panel to section of the rear dormer, roof tile to match existing, and uPVC windows and doors. Other alterations include obscuring the windows to the south elevation of the dwelling, replacing rear windows and doors and internal alterations.

3. Description of the site and surrounding area

- 3.1. The application dwelling lies within the urban settlement boundary of Stoke Golding Parish Council. It is a single storey bungalow and a detached garage. The general topography of the land slopes to the north of the site. The dwelling is built with brick, white uPVC windows, flat and dual pitched tiled roofs, detached white rendered garage with flat roof and a front hardstanding driveway. It forms part of a row of bungalows along the street with similar height.
- 3.2. The area generally has a number of brick and rendered built detached bungalows with fairly uniform building heights. There are also a number to two storey dwellings along the street scene with front dormers. The site is not in a conservation area and the dwelling is not listed.

4. Relevant planning history

03/01191/FUL

- Extensions and alterations to dwelling.
- Refused Planning Permission
- 08.12.2003

04/00661/FUL

- Extension and alterations to dwelling.

- Planning Permission
- 26.07.2004

82/01043/4

- Dining room, 2no bedrooms and garage extension
- Planning Permission
- 27.01.1983

95/00855/FUL

- Extension to dwelling.
- Planning Permission
- 04.01.1996

5. Publicity

- 5.1. The application has been publicised by sending out letters to residents.
- 5.2. One objection has been received concerning loss of privacy as a result of the raising of the roofline, scale and proximity causing a visual intrusion and overbearing effect on the surrounding properties.

6. Consultation

- 6.1. Stoke Golding Parish Council: No comment.
- 6.2. National Grid: No comment

7. Policy

Stoke Golding Neighbourhood Plan (SGNP) 2020-2039

- Policy SG15: Design
- 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 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

Design and impact upon the character of the area

- 8.2 Policy DM10 of the adopted SADMP and Policy SG15 of the SGNP require 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 that:
- 8.3 *'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene. Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity and should reflect the window pattern of the dwelling. Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented.'*
- 8.4 The proposal seeks to create a habitable space in the roof. This raises the existing ridge height from 5.4 metres to approximately 6.4 metres, retaining the existing eaves height. The remaining eaves height and gables at both side of the extension create a slightly steeper dual pitch roof. The general topography of the site slopes down to the north and the roof height of properties along the street are similar. The street scene has a number of front and rear dormers. There are also other two storey dwellings to the south and north of the site. By virtue of this and the raise in roof height and the roof design do not significantly detract from the visual character of the area.
- 8.5 The loft space measures approximately 5.8 metres with a rear projection of 1.4 metres and 9.7 metres width to create a flat roof dormer. It has an overall width of approximately 12.5 metres and a front dormer window projection out by 0.88 metres. It is set in from both side roof edges by approximately 1.3 metres and up to a height of 5.4 metres from the ground level. Dormer windows are a common characteristic within the street scene. The front dormer windows are considered appropriate to the character of the area. The flat roof rear dormer due to its siting, is not visible from the street scene and does not detract from the visual character of the area. The loft and dormers in context to their scale are considered appropriate and have no significant adverse visual impacts on the character or appearance of the surrounding area. The rooflights lie flush to the extension and do not protrude more than 0.2 metres from the roof slope.
- 8.6 The attached front veranda projects out by 3.3 metres to a width of 7.7 metres and has a matching eaves height, leaving a space of 1.14 metres between the veranda and the detached garage. The proposal includes rendering the external walls in smooth white render, dark contrasting render panel to section of the rear dormer, roof tile to match existing, and uPVC windows and doors.
- 8.7 On balance, the design, scale, roof height, the use of satisfactory external materials, in context to the street scene respect and complement the scale, character and appearance of the existing dwelling and do not result in any significant adverse impacts on the character or appearance of the street scene or surrounding area. The proposals are therefore considered to be acceptable in design terms and in accordance with Policy DM10 of the adopted SADMP, Policy SG15 of the SGNP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 The Good Design Guide requires roof extension to minimise potential impact on the street scene and not impact on the character of the building and on neighbour's amenity and should reflect the window pattern of the dwelling.
- 8.10 The proposed development increases the main roof ridge height. The general topography slopes to the north of the site. The site is oriented to have 5 Whitemoors Road set forward and 7 Whitemoors Road set back with a distance of 3.1 metres between both properties. On the basis of the topography of the site, 5 Whitemoors Road is taller than 7 Whitemoors Road and there is a distance of 1.3 metres between 5 Whitemoors Road and the side boundary.
- 8.11 The movement of the sun around the site is from the east (front) to the west (rear). 7 Whitemoors Road has one of its kitchen windows facing directly to 5 Whitemoors Road and the other window facing the front of the property. Kitchens are considered to be a habitable room according to the Good Design Guide. As a result of the movement of the sun, most light is received in the kitchen through the front window. In this regard, there is no impact on 7 Whitemoors Road in terms of sunlight. Also, there is a distance of 1.3 metres between both properties and the proposed development is not extending to the side boundary and therefore the level of overbearing impact is reduced.
- 8.12 Whilst there is an increase in ridge height, the eaves height is retained. Considering the retaining of the eaves height and the overall distance of approximately 5 metres between 5 and 7 Whitemoors Road, the level of overbearing impact is reduced. A 45 degree line taking halfway from the front window of 7 Whitemoors Road will hit the single storey veranda. As a result of the lower eaves of the veranda and the distance between both properties, there is no significant overbearing impact on 7 Whitemoors Road.
- 8.13 The increase in height of 5 Whitemoors Road does not significantly impact on 3 Whitemoors Road by virtue of the fact that, 3 Whitemoors Road is on a higher elevation, no overlooking as a result of obscured glazing windows on the south elevation of the dwelling and no window on the first floor side elevation. There is no extension to the side boundary, no breach of the 45 degree rule and no significant overbearing impact as a result of 3.6 metres distance between 3 and 5 Whitemoors Road.
- 8.14 The rear garden of 114 Sherwood Road protrudes to the rear of 5 Whitemoors Road. The level of overlooking into the gardens of 114 Sherwood Road is limited as a result of 114 Sherwood Road being located on higher ground, a distance of 5.3 metres from 5 Whitemoors Road to the existing fence that separates the two properties, the set in of the dormer window from the side roof edge and the proposed rear dormer not projecting to any significant degree beyond roof elevation. There is no side facing window to the extension. An objection to the proposals was received in respect of loss of privacy as a result of the increase in the existing roofline and the subsequent installation of the additional windows to the rear roof elevation.
- 8.15 The attached front veranda is open and matches the eaves of the existing building. There is a space of 1.14 metres between the veranda and the detached garage and therefore does not cause any significant impact on the host dwelling and the adjoining properties.

- 8.16 By virtue of the orientation of the site, the sun path, distance between both properties, the proposed roof extension is considered to be appropriate and has no significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and that the proposal is therefore in accordance with Policy DM10 of the adopted SADMP, Policy SG15 of the SGNP and the general principals of the Council's adopted Good Design Guide.

Impact upon parking provision

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 The proposal does not increase the number of bedrooms within the dwelling and does not impact on the existing parking provision. The existing dwelling has a detached garage and a hardstanding driveway to accommodate two off street car parking. It is considered that this level of provision is adequate to serve the dwelling. The proposal is therefore in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

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 are for an extension and alterations to an existing dwelling within the settlement boundary of Stoke Golding 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. The proposed roof extension is considered to have appropriate scale, height, dimension, design, sun's movement and orientation. The topography slopes to the north but due to the distance between 5 and 7 Whitemoors Road, the proposed extension is considered to have no significant adverse impacts on the residential amenity in terms of overbearing and loss of light to occupiers of neighbouring

properties and that the proposal is in accordance with Policy DM10 of the adopted SADMP, Policy SG15 of the SGNP and the general principals of the Council's adopted Good Design Guide.

11. Recommendation

11.1 Planning Permission subject to planning condition at the end of the 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 (Drawing Number 1337_06) (submitted on 7 July 2023)
Proposed Plans and Elevation (Drawing Number 1337_05 Rev B) (submitted on 4 September 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 shall match the materials on the approved plans and elevation.

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.