

Delegated Report

Planning Ref: 24/00825/HOU
Applicant: Mrs Tracy Arnold
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Stretton Firs Wolvey Road Burbage Leicestershire

Proposal: Extension of first floor balcony to the rear elevation and replacement of doors and window with bi-folding doors

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 an extension to an existing first floor balcony to the rear elevation and replacement of doors and window with bi-folding doors to the rear elevation of a dwelling, Stretton Firs, Wolvey Road, Burbage.
- 2.2. The proposed balcony extension would extend 4 metres from the main rear elevation flush with the southern side elevation of the dwelling and extend across the rear elevation to the same 5.5 metres width as the existing first floor balcony of shallower depth that it would replace. It would be constructed to the same 3.5 metres height and supported by three timber clad metal columns. It would have a metal balustrade of 1.2 metres in height around its perimeter. The proposals include alterations to fenestration on the ground floor of the rear elevation to replace existing windows and patio doors with wider full height bi-fold glazed doors with matching cream painted timber frames as the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application dwelling occupies a substantial and secluded plot within a residential area of Burbage. It is a grand individually designed Georgian styled two storey detached house with additional accommodation within the multiple hipped roof served by dormer windows. It has a detached two storey dual pitched roof annexe set back to the side and rear and a detached double garage with dual pitched roof within the site frontage. It is constructed with red rustic facing bricks, small plain grey roof tiles and cream painted timber Georgian style windows. There is an extensive loose stone surfaced area within the site frontage providing ample off-street parking and turning. The site is predominantly enclosed by tall trees and landscaping together with 2 metre high close boarded timber fencing.
- 3.2. The neighbouring dwellings to the north and south also occupy substantial well screened plots.

4. Relevant planning history

98/00889/FUL

- Erection of detached garage
- Permitted
- 08.12.1998

98/00990/FUL

- Alterations and extensions to dwelling
- Permitted
- 12.01.1999

00/00079/FUL

- Erection of detached swimming pool building and ancillary accommodation
- Permitted
- 02.03.2000

19/01139/HOU

- First floor extension to front, single storey extension to side of existing Coach House
- Permitted
- 03.12.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

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) (2023)
 - 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

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. 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 By virtue of its appropriate 5.5 metres width, 4 metres depth and 3.5 metres height with additional 1.2 metres high metal balustrade, the proposed first floor rear elevation balcony would appear as a clearly subordinate and appropriate addition to the grand detached dwelling that it would serve. The proposed external materials include matching cream painted timber clad metal supporting columns and the proposed fenestration alterations to provide bi-fold doors to the ground floor rear elevation would be of matching cream painted timber frames as the existing doors and windows of the dwelling. The dwelling occupies a substantial plot that is well screened from the surrounding area by mature landscaping and tall trees such that the proposals would not be visible from any public areas or result in any adverse visual impacts upon the surrounding area.

- 8.4 By virtue of the siting, scale, design and proposed matching appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any adverse visual impacts on the surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and the Burbage Neighbourhood Development Plan.

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.

- 8.6 The application dwelling occupies a substantial plot that is enclosed by belts of mature landscaping/trees and 2 metres high close boarded timber fencing which provide effective screening to all neighbouring dwellings which themselves occupy extensive plots. The proposed balcony extension would be located 18 metres inside both side boundaries of the plot and well screened by a belt of mature landscaping/trees to the southern boundary and by an existing two storey detached annexe set back to the side and rear along the northern boundary.

- 8.7 By virtue of its siting, scale, separation distances and existing effective screening, the proposed balcony extension and fenestration alterations would not have any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. The proposals would therefore be in accordance with

Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from the occupiers of 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 proposals would not result in the addition of any more bedrooms or affect the existing ample off-street parking and turning provision on the extensive loose stone surfaced hard standing within the site frontage and within the existing garaging. This existing level of off-street parking provision would remain more than adequate to serve the resulting dwelling which occupies a substantial plot and is located within a highly sustainable urban location with easy access to a full range of services and facilities by alternative more sustainable transport means. The proposals would therefore be 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 proposal relates to an extension and alteration 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.
- 10.2. By virtue of the siting, scale, design and proposed matching appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and would not result in any adverse visual impacts on the surrounding area. By virtue of its siting, scale, separation distances and existing effective screening, the proposed balcony extension and fenestration alterations would not have any significant adverse impacts on the privacy or

residential amenity of the occupiers of any neighbouring dwellings. The proposals would not affect, and would retain, more than adequate private rear amenity space and off-street parking and turning provision within the site to serve the resulting dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the 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: Site Location Plan, Proposed Site Plan and Proposed Floor Plans and Proposed Elevations Drawing No. 2024-06-PL-02 received by the local planning authority on 3 September 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 balcony extension and alterations shall be in accordance with the external materials details provided within the submitted Planning Application form and shall match the corresponding materials 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.