

Delegated Report

Planning Ref: 23/00291/HOU
Applicant: Sajmlr Sokolaj
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 299 Brookside Burbage Hinckley Leicestershire
LE10 2JT

Proposal: Two storey side extension and single storey rear extension (following demolition of existing outbuilding).

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 rear extension at 299 Brookside Burbage. This follows the demolition of existing outbuilding to the rear of the property.
- 2.2. The proposed two storey extension projects approximately 3.2 metres from the side elevation at both floors and is approximately 8 metres in length at both ground floor and first floor and set back by approximately 0.50 metres. The side extension creates a garage at the ground floor and bedroom on the first floor. The two storey side extension has a hipped roof with eaves height of 5.3 metres matching with the eaves height of the mains dwelling and ridge height of 8 metres which is set down form the main ridge.
- 2.3. The proposed single storey rear extension measures 4.2 metres in depth and fully integrates to rear of the main dwelling to a width of 9.5 metres. The rear extension has a mono-pitched roof, 2.4 metres to the eaves and 3.4 metres to the ridge.
- 2.4. The extension has render, plain rosemary tiles and uPVC double glazed sealed unit as external materials.

3. Description of the Site and Surrounding Area

- 3.1. The application dwelling is a two storey detached dwelling set well back from the public highway and within the settlement boundary of Burbage. The dwelling is constructed with red facing brick, hipped roof of plain rosemary tiles and uPVC double glazed sealed unit. The dwelling is not listed and not within a conservation area.
- 3.2. The surrounding street is residential detached dwellings with a mix of bungalow and two storey brick and rendered properties.

4. Relevant Planning History

No planning history

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One comment received from adjoining neighbour with regards to the loss of light to kitchen and an incorrect 45 degree rule plan submitted.

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 measures 3.2 metres in width at both floors and is approximately 8 metres in length at both ground floor and first floor. The extension has appropriate width of not more than 50% of the width of the original dwelling. It is set back by approximately 0.5 metres and set down from the main ridge to be subordinate to the main dwelling. The hipped roof design of the two storey side extension matches the roof designs within the street. It has an eaves height of 5.3 metres matching with the eaves height of the main dwelling and ridge height of 8 metres. As a result of the two storey nature of the surrounding dwellings, the proposed two storey side extension does not detract from the character of the area. The extension 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 integrates well to the main dwelling. It is not visible from the street scene, has a mono pitched roof, a depth of 4.2 metres, a width of 9.5 metres, eaves height of 2.4 metres and 3.4 metres to the ridge. The rear extension has a single storey scale and does not affect the character of the existing dwelling or surrounding area.

8.6. The street scene has a mix of render and brick work for the surrounding properties. External materials for the proposed extension are render to match with 301, 204 Brookside and other properties on the street, plain rosemary roof tiles, uPVC double glazed windows to match the existing dwellings.

8.7. 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

- 8.8. 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.
- 8.9. 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.
- 8.10. The rear extension has a single storey scale, is appropriately located and is not visible from the street scene. It is a metre away from the west site boundary and 1.5 metres from the east boundary of the site. It does not have any significant adverse impact on neighbouring residential amenities in terms of loss of light, overlooking, overbearing impact. Due to its single storey scale, there is no breach of 45 degree rule.
- 8.11. The side extension is a metre away from the boundary to the west of the site. There is also a separation distance of 3.4 metres from the boundary line to 297 Brookside and a 2 metre high fence separating the gardens of 297 and 299 Brookside. The roof is set down from the main ridge roof by 0.5 metres, pitched away from the side boundary and set back from the main front elevation. There is no side facing window to the extension. As a result of this, the side extension has no significant impact on 297 Brookside in terms of overbearing effects, overlooking, loss of light and loss of privacy.
- 8.12. 297 Brookside has a number of windows to the side of the dwelling. They include kitchen, landing and utility. The kitchen being a habitable room is served by a bay window and has an additional window to the rear. The rear window to the kitchen is the main source of light as a result of the orientation of the dwelling, the existing outlook from the windows and the sun's travel.
- 8.13. Due to the set down and set back of the extension, the separating distance of approximately 4.4 metres between 299 and 297 Brookside and the roof pitching away from the neighbouring property, there is no significant adverse impact on 297 Brookside in terms of overbearing and loss of light. The landing and utility are not considered as habitable room and therefore not counted in this regard.
- 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 2 spaces for dwellings with 3 or less bedroom. A standard garage size is 6m x 3m, with a minimum door width of 2.3 metres.
- 8.17. The extension results in the provision of a 3-bedroom dwelling. The existing front hardstanding driveway remains unchanged, and the proposed development includes the provision of a garage which complies with the standard garage size by LHDG. The front hardstanding driveway has the capacity to hold two cars. The

garage space provides additional parking and is sufficient to serve the dwelling and 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, there is a good separation distance from neighbouring properties, the extension is designed to complement the character of the area, it retains adequate private amenity space within the curtilage and does not significantly 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, LHDG 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: Proposed Floor Plan and Elevation (Drawing Number: 02-2309_00 Rev B: submitted 13/07/2023), Site Location Plan (Drawing Number: 01-2309_00) and Proposed Block Plan (Drawing Number: 03-2309_00) received by the Local Planning Authority on 24/03/2023.

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 materials on the approved plans and elevation.

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.