

Delegated Report

Planning Ref: 25/00061/HOU

Applicant: Mr Meah

Ward: Burbage Sketchley & Stretton

Site: 21 Salem Road Burbage Hinckley



Hinckley & Bosworth
Borough Council

Proposal: First floor side extension and loft conversion with rear dormer

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for a first floor side extension and loft conversion with a rear dormer at 21 Salem Road, Burbage.
- 2.2. The proposed first floor side extension would project outwards from the existing first floor side elevation by 2.68 metres and would host a depth of 9.50 metres. It would host a pitched roof form measuring 8.53 metres to the ridge and 5.42 metres to the eaves with a forward facing gable measuring 7.04 metres to the ridge and 5.42 metres to the eaves.
- 2.3. The proposed dormer to the rear would project outwards from the existing ridge by 3.79 metres and would host a flat roof form which would measure 2.46 metres in height. It would be set in 0.62 metres from the main eaves and 0.58 – 1.19 metres from the sides of the roof.
- 2.4. The proposed loft conversion/dormer would see the addition of a bedroom, ensuite and eaves storage, whilst the proposed first floor element would see the addition of a bedroom/study, internal stairs and enlargement of the existing bedroom three.
- 2.5. Additional alterations include the addition of a window to the front elevation of the first floor element, the addition of a window to the loft element of the side elevation, the addition of a window to the rear elevation of the first floor element and the addition of three windows to the dormer.
- 2.6. The proposed external material would match those of the existing dwelling with the exception of tradescape slatted composite cladding in midnight black to the dormer.
- 2.7. Amended plans have been submitted during the application process to address officer concerns raised regarding the overall finish of the extension. A re-consultation has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling situated within the settlement boundary of Burbage. The dwelling comprises a pitched to hipped roof form with white render to the walls, grey tiles to the roof and dark anthracite uPVC to the openings. The dwelling has an integral garage to the south-east and porch to the centre. A generous gravelled hardstanding is present to the sites frontage which hosts an off-street parking provision for a minimum of three vehicles; this is enclosed by a timber fencing to both the side shared boundary lines.

- 3.2. The street scene hosts dwellings of various character, design and scales, most which have been subject to various alterations and extensions over time.
- 3.3. A scheme of extensions was approved at the site in early 2017 under application 16/01063/HOU. This sought consent for a single storey front extension and new hipped roof to the side and rear single storey elements.

4. Relevant planning history

84/00863/4

- Kitchen and lounge extension and garage
- Planning Permission
- 22.01.1985

16/01063/HOU

- Single storey front extension and new hipped roof to side and rear
- Planning Permission
- 17.01.2017

22/01158/TPO

- (T1) Sycamore - fell. (T2 & T3) Sycamore - raise canopy to 6m
- Permit Tree Preservation Order
- 03.02.2023

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, and a notice was displayed in the local press.
- 5.2. No comments have been received.

6. Consultation

6.1. Burbage Parish Council:

“Burbage Parish Council has no objections to this application.”

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. 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

7.4. 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)
- The Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- 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 Site Allocations and Development Management Policies DPD 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.

8.3 Policy 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.

8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.

8.5 The application seeks full planning permission for a first floor side extension and loft conversion with a rear dormer at 21 Salem Road, Burbage.

8.6 The Councils Good Design Guide seeks to ensure that *“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 that;

“Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.”

8.7 The proposed dormer is to accommodate for the proposed loft conversion. It would be located within the main pitched roof slope and would project directly outwards from the existing ridge of the main dwelling by 3.79 metres. It would be set in 0.62 metres from the main eaves and 0.58 – 1.19 metres from the sides and would be finished in composite midnight black cladding to blend into the existing roof. The dormer is of a scale that would dominate the rear roof slope. It would be visible from both Salem Road and Windsor Court; however, the visibility would only be in glimpses. Flat roof dormers are not considered to be examples of particularly good design, nevertheless due to its limited visibility and that a similar addition is present to the rear of 17 Salem Road, it would not appear wholly out of keeping and on

balance there is not considered to be any adverse impacts upon the character of the area.

- 8.8 The Councils Good Design Guide seeks to ensure that *“Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a 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).”*
- 8.9 The proposed first floor side extension would be situated above the existing integral garage. It would project outwards from the existing first floor side elevation by 2.68 metres and would host a depth of 9.50 metres to be flush with both the existing single storey front and two storey rear elevation of the dwelling. It would host a pitched form which would match both the ridge and eaves height of the existing dwelling and would therefore be fully integrated with the forward fronting gable proposed would reducing its visual impact. Whilst not subordinate in terms of height and depth as required by the Councils Good Design Guide, this is not considered to be critical in this case by virtue of the dwellings individual existing design along with that of the neighbouring dwelling not bearing unacceptable impacts upon the character of the area. The first floor side extension is considered to positively make the dwelling more proportionate.
- 8.10 Additional alterations include the addition of a window to the front elevation of the first floor element, the addition of a window to the loft element of the side elevation, the addition of a window to the rear elevation of the first floor element and the addition of three windows to the dormer.
- 8.11 The proposed external materials would match those of the existing dwelling with the exception of tradescape slatted composite cladding in midnight black to the dormer. The proposed cladding would not, however, appear to be an out of character addition considering its colour is similar to the existing roof material.
- 8.12 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.14 The Councils Good Design Guide states that *“Habitable rooms within rear elevations of neighbouring properties should not be less than 21m apart.”*
- 8.15 To the south-east of the site sits The Sycamores, a local public house. The proposal would maintain the dwellings 21.94 metres separation distance from main public house building complying with the back-to-back distance as set out in the Councils Good Design Guide and would, therefore, not result in any loss of light. An opening is proposed to the pitch of the side elevation, this would, however, host a secondary window whilst also being obscure glazed retaining the privacy of both the main building and rear amenity space of the public house.

- 8.16 To the north-west of the site sits 19 Salem Road, a semi-detached two-storey residential dwelling. The proposed first floor element would be situated 5.42 metres from the shared boundary and would only project a minor 1.36 metres beyond the front elevation of no.19; no openings are proposed to the immediate elevation bearing no impact upon the occupiers.
- 8.17 The proposed roof dormer would sit within the rear elevation roof slope and would allow for some overlooking of the neighbouring gardens; but only in line with what is already possible from the existing first floor windows. The proposed dormer could be constructed under permitted development rights as set out in the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class B. Notwithstanding the fact that this element of the development is considered to be permitted development, it is considered that the additional overlooking which would be possible from this dormer would not have a significantly adverse effect on neighbouring residential amenity.
- 8.18 The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide. No objections have been received.

Impact upon parking provision

- 8.19 Policy DM18 of the adopted SADMP seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.20 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting four or more bedrooms provides a minimum off-street parking provision for three vehicles.
- 8.21 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host five bedrooms instead of the existing four. The existing parking provision at the site currently hosts a parking provision for a minimum of three vehicles and would not be impacted. Therefore, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the adopted SADMP and the Leicestershire Highways Design Guide (2024).

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.

10. Conclusion

- 10.1. The proposed development is for a property located within the settlement boundary of Burbage. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the existing parking provision.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide (2024) and the general principles of the Councils Good Design Guide. The proposal is, 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:

- Block, Site Location Plan, Drg No. 24/117 04A as received by the Local Planning Authority on the 30th January 2025.
- Proposed Elevations, Sections, Floor Plans, 3D Views, Drg No. 24/117 03C as received by the Local Planning Authority on the 13th March.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide (2024) and the general principles of the Councils Good Design Guide.

3. The window to the side elevation hosting the stairs shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM1 and DM10 of the Site Allocations and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.