

## Delegated Report

**Planning Ref: 24/00443/HOU**

**Applicant: Leanne Kirchin / Leon Dunkerley**

**Ward: Burbage St Catherines & Lash Hill**



Hinckley & Bosworth  
Borough Council

**Site: 6 Cowper Road Burbage Leicestershire**

**Proposal: Single storey side, rear and front extension**

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### **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 a single storey side and rear extension to a dwelling, 6 Cowper Road, Burbage.

2.2. The proposed single storey side extension would extend 1.8 metres in width from the side elevation to just inside the side boundary of the site. It would extend 1.2 metres forward of the existing main front elevation and extend along the entire side elevation to a total depth of 11.8 metres and wrap around the full width of the main rear elevation with a width of 7.5 metres and to a depth of 3 metres. The front elevation of the proposed extension would have a hipped roof form with an eaves height of 2.2 metres and a maximum height of 3.1 metres. The roof would extend 4 metres in total width to include an open canopy porch over the front door supported by a corner post. The lean-to roof would continue along the side elevation and wrap around the rear elevation with the same 2.2 metres eaves height and to a maximum height of 3.5 metres at the rear. Matching corresponding external materials are proposed in the construction. Two off-street parking spaces would be retained within the site frontage.

### **3. Description of the site and surrounding area**

3.1. The application dwelling lies within the settlement boundary of Burbage on a large residential estate. It is a two storey traditionally styled semi-detached house with hipped roof form and two storey bay windows to the front elevation with subordinate gable fronted roof over. It is constructed with red facing bricks to the ground floor, cream render to the first floor with red brick quoins to the front corner, small red/brown plain clay roof tiles and white uPVC windows. There is a small single storey flat roof rear extension that would be demolished as part of the scheme. There is an extensive rear garden and two off-street parking spaces on the tarmac driveway and on loose stones within the site frontage.

3.2. The application dwelling lies within a row of similarly styled and designed semi-detached two storey dwellings set back from the highway, many of which have been extended in various forms.

### **4. Relevant planning history**

**22/01032/HOU**

- Single storey front extension and porch and part two storey and part single storey side and rear extensions
- Permitted
- 22.12.2022

## **5. Publicity**

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

## **6. Consultation**

- 6.1. Burbage Parish Council object to the proposal on the grounds that it would result in terracing, remove external access to the rear of the property and lead to storage of bins within the site frontage.

## **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 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 The Council's adopted Good Design Guide states:  
*'Front extensions ..... should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'* and,  
*'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.'* and for side to side distances:  
*'Where single storey development is planned, the extension may extend to the boundary of the property. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. In assessing the merit of the planning application, consideration will be given to the impact on local character created by reducing the space between buildings.'*
- 8.4 Burbage Parish Council object to the proposal on the grounds that it would result in terracing, remove external access to the rear of the property and lead to storage of bins within the site frontage.
- 8.5 The proposed single storey front extension and open canopy porch would extend only 1.2 metres forward of the existing front elevation and for a total width of 4 metres to just inside the side boundary of the site. Whilst just over half the width of the existing dwelling, the proposal would be only single storey in height with an eaves height of 2.2 metres and maximum height of just 3.1 metres. It would be clearly subordinate to the existing dwelling and therefore not overly prominent on the front elevation or within the street scene. It would have a hipped roof form that reflects the main hipped roof form of the dwelling and is considered to be in accordance with the adopted Good Design Guide.
- 8.6 The proposed single storey side and rear extension would extend along the entire side elevation but with an appropriate width of only 1.8 metres up to just inside the side boundary in a similar manner to the existing single storey side extension on the adjacent dwelling. It would wrap around the full width of the main rear elevation for a total width of 7.5 metres and to an appropriate depth of 3 metres. It would have a clearly subordinate lean-to roof with an eaves height of 2.2 metres and maximum height of only 3.5 metres and therefore would not result in any significant terracing effect or adverse impacts upon the clearly defined semi-detached character of the respective dwellings and wider street scene. The extension and alterations would be constructed in matching corresponding external materials to ensure a satisfactory and uniform appearance. The proposed extension is therefore considered to be in accordance with the adopted Good Design Guide. There would be ample storage space for bins in the proposed 'store' at the front of the extension and access to the rear garden is a personal matter for the occupiers.
- 8.7 Notwithstanding the objection received, by virtue of the siting, single storey scale, sympathetic design and the proposed use of matching corresponding external materials, 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 significant adverse visual impacts upon the semi-detached character or appearance of the wider street scene or surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP, the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development Plan.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP and the adopted 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 Council's adopted Good Design Guide states:
- 'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'*
- 8.10 The neighbouring dwelling to the south (No. 4) is a two storey semi-detached house with single storey lean-to extensions to its side and rear elevations and only a small obscurely glazed window on its north side elevation facing the application dwelling at first floor. The proposed single storey front extension would extend only approximately 1.8 metres forward of the solid timber doors on the front elevation of the adjacent lean-to single storey side extension of No. 4. The proposed single storey lean-to side extension would extend along the blank side elevation of the lean-to side extension of No. 4 and to a depth of 1.5 metres beyond its rear elevation. Notwithstanding extending to just within the side boundary, by virtue of the modest 1.5 metres projection of the single storey side/rear extension it would not extend beyond a 45 degree line drawn from the nearest ground floor window in the rear elevation of the lean-to side extension to No. 4 and, in any case, this window is unlikely to serve a habitable room. The only side elevation windows in the proposed extensions facing No. 4 are three high level roof lights. Therefore, the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the neighbouring occupiers of No. 4.
- 8.11 The adjoining neighbouring dwelling to the north (No. 8) is a two storey semi-detached house with a single storey lean-to extension attached to its rear elevation. The proposed single storey rear extension would extend only 3 metres from the main rear elevation of the application dwelling to a similar height and depth as the adjacent neighbouring extension. By virtue of the proposed height and depth the single storey rear extension would result in any adverse overbearing or overshadowing impacts on No. 8 or extend beyond a 45 degree line drawn from any ground floor habitable room windows in the rear elevation of No. 8.
- 8.12 By virtue of their siting predominantly to the side of existing neighbouring structures, their appropriate scale, design and separation distances, the proposed extension and alterations would not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. In respect of parking, the Council's adopted Good Design Guide states:
- 'Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision.'*

- 8.14 The application dwelling would remain as a three bedroomed house and the proposed single storey front extension would extend only 1.2 metres forward of the existing front elevation. Two off-street parking spaces would be retained on the 7 metres wide and 8.8 metres long tarmac driveway and loose stone hard standing within the site frontage. This level of provision would be adequate to serve the resulting three bedroomed dwelling which 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 proposal would therefore be in accordance with Policy DM18 of the adopted SADMP, the adopted Good Design Guide and the local highway authority design guide.

## **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 relate to extensions and alterations 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. Notwithstanding the objection received, by virtue of the siting, single storey scale, sympathetic design and the proposed use of matching corresponding external materials, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider street scene. By virtue of their siting, scale and design the proposals would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would retain adequate private rear amenity space and off-street parking provision to serve the resulting three bedroom 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: Location Plan at scale 1:1250, Proposed Site Plan Drawing No. 22.2476.GA.102 Rev a and Proposed Ground Floor Plan, Roof Plan and Elevations Drawing No. 22.2476.GA.101 Rev b received by the local planning authority on 7 May 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 extension and alterations hereby permitted 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.