

Delegated Report

Planning Ref: 24/00065/HOU

Applicant: Mr T Noble

Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 144 Newbold Road Barlestone Leicestershire

Proposal: Single storey rear extension, garage conversion, loft conversion with rear dormer and associated works

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 rear extension, double garage conversion, loft conversion with rear dormer and Juliet balconies and other alterations to a dwelling, 144 Newbold Road, Barlestone.
- 2.2. The proposed single storey rear extension would extend 8.8 metres in width across the rear elevation and to a depth of 4 metres from the existing main rear elevation. It would have a flat roof to a height of 2.9 metres and slightly raised flat glazed roof lanterns. The proposed loft conversion does not include any increase to the height of the existing 8 metres roof ridge or 5 metres roof eaves. A flat roof box dormer is proposed to the rear roof elevation which would have a width of 12.1 metres, a height of 2.45 metres to be just below the main ridge and have a depth of 3.3 metres. It would be set in slightly from both sides and the rear of the main roof. It would have three double doors with full height glazing and glazed Juliet balconies to its rear elevation. Two small high level roof lights are proposed to the front roof elevation. It is proposed that both the rear extension and rear box dormer would be constructed with contrasting dark grey horizontal cedar cladding to all external walls.
- 2.3. The proposed double garage conversion includes the removal of the up-and-over double garage door and its replacement with two three pane windows with matching brick infill between and contrasting dark grey horizontal cedar cladding below the new windows. Other external alterations to the front, rear and both side elevations include the use of contrasting dark grey horizontal cedar cladding to the first floor of the existing front projecting gable, and alterations to fenestration on the other three elevations to suit internal layout changes.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barlestone in a ribbon development of residential properties on the south side of Newbold Road to the east of the village. It is a detached two storey house with a dual pitched gable sided main roof form, a two storey forward projecting gable with ground floor bay window and a cat slide roof with two rooflights across the remainder of the front elevation above the integral double garage. It has a recessed central front porch with a lean-to roof and a side elevation brick chimney stack. There is a ground floor multi-sided bay window with hipped roof form to the middle of the rear elevation along with a timber pergola with balustrade. The dwelling is constructed of red multi facing bricks, small brown plain concrete roof tiles and dark brown uPVC doors and windows. The site frontage measures 9.5 metres in depth and 15 metres in width

and provides a minimum of three off-street parking spaces on the existing loose stone surfaced hard standing in addition to the integral double garage. There is an extensive rear garden providing ample private amenity space.

- 3.2. The ribbon development either side to the west and east comprises detached two storey dwellings and bungalows of a variety of individual designs, styles and appearance with the use of red facing bricks, coloured render and stone cladding evident. They are set within large, elongated plots with open fields to the rear (south) and opposite to the front (north).

4. Relevant planning history

02/00318/FUL

- Demolition of dwelling and erection of new dwelling
- Permitted
- 03.05.2002

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 Barlestone Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

- 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) (2023)
- 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 and alterations to existing domestic properties within 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.
- 8.3 The Council's adopted Good Design Guide states:
'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,
'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'
- 8.4 The proposed single storey rear extension would extend for an appropriate width of 8.8 metres and to an appropriate depth of 4 metres from the existing main rear elevation. It would have a flat roof to a clearly subordinate and appropriate height of 2.9 metres and marginally higher raised flat glazed roof lanterns. Notwithstanding its contemporary flat roof design, by virtue of its footprint and single storey scale the proposal would be clearly subordinate to the existing dwelling and by virtue of its siting entirely to the rear it would not have any visual prominence within any street scene or have any significant adverse visual impacts on the surrounding area. It is therefore considered that the proposed rear extension would be acceptable in terms of its scale and design. The proposed use of contrasting dark grey horizontal cedar cladding is also considered to be acceptable in terms of its appearance and would reflect the more contemporary design of the proposed rear extension.
- 8.5 By virtue of the provision of alternative off-street parking provision for three cars on the existing loose stone surfaced hardstanding within the site frontage, the proposed garage conversion is considered to be acceptable in principle. It would include the replacement of the existing double garage door with two appropriately proportioned infill windows, matching infill brickwork and the introduction of contrasting dark grey horizontal cedar cladding below the new windows. Matching cedar cladding would also be fitted to the first floor of the existing front gable. Notwithstanding the use of contrasting cladding, it is considered that the proposed alterations and materials would result in a satisfactory and unified external appearance that would have no adverse visual impacts on the character or appearance of the application dwelling or that of the varied surrounding area.
- 8.6 In respect of roof extensions, the adopted Good Design Guide states:
'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene. Roof lights that lie flush with the roof itself will typically be the easiest way of introducing natural light into a roof space without resulting in negative visual impact. 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 should reflect the window pattern of the dwelling.' and, *'material selection and scale of window opening and position within the roofscape is critical in the success of dormers.'*

8.7 The proposed loft conversion would not require any increase to the height of the existing 8 metres roof ridge or 5 metres roof eaves. The proposed flat roof box dormer to the rear roof elevation would be 2.45 metres in height to be marginally subordinate to the existing main roof ridge. It would extend 12.1 metres in width for almost the full width of the roof but would be set in slightly from each side of the roof which would enable the definition of the side gables of the main roof to maintain their visual dominance. It would also be set in slightly from the rear roof edge such that it would sit within the main roof elevation and not appear as an uncharacteristic additional full storey. Notwithstanding its width, the proposed box dormer would be located to the rear elevation where it would not be an overly prominent feature or result in any adverse visual impacts on the character of the surrounding area. The design includes three well-spaced double doors with full height glazing and glazed Juliet balconies to its rear elevation which reflect the pattern of the existing windows below them. Only two small high level roof lights are proposed to the front roof elevation which would have no significant or adverse visual impacts on the application dwelling or surrounding area. It is proposed that the box dormer would be constructed with contrasting dark grey horizontal cedar cladding to all external walls which would match that to be used on the proposed single storey rear extension below it and on sections of the front elevation to create a satisfactory and unified overall appearance.

8.8 By virtue of the siting, scale, design and the proposed use of matching and contrasting but sympathetic external materials to ensure a satisfactory and unified appearance, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the already varied wider street scene. 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.

Impact upon neighbouring residential amenity

8.9 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.

8.10 The neighbouring dwelling to the west (No. 142) is a detached bungalow with a blank near side elevation facing the side elevation and rear garden of the application dwelling. It has a single storey dual pitched roof range projecting from its rear elevation that extends approximately 3 metres beyond the rear elevation of the application dwelling and with an additional timber structure attached to the rear of that. By virtue of its proposed depth of only 4 metres, its single storey scale, blank near side elevation, flat roof design and separation distance of 2 metres (1 metre either side of the side boundary), the proposed rear extension would not result in any adverse overbearing or overshadowing impacts on the residential amenity of No. 142 or result in any loss of privacy to the neighbouring occupiers. Similarly, the proposed rear box dormer would not extend beyond the rear elevation of No. 142 and would be substantially screened from the rear of No. 142 by the existing rear projection of the neighbouring bungalow. The proposed double doors and Juliet balconies would face the applicant's own rear garden and although views into the rear gardens either side would be available these would be at an angle, similar to the existing windows at first floor below them. The alterations to the near side elevation fenestration would face towards the blank side elevation of No. 142 at ground floor level and therefore would not result in any adverse impacts on the residential amenity or privacy of the neighbouring occupiers.

8.11 The neighbouring dwelling to the east (No. 148) is a detached two storey house set back slightly from the application dwelling and approximately 7 metres inside the near side boundary with the application site and with an attached double garage and utility room between them. It has no principal habitable room windows in its near side elevation, only a utility room window. By virtue of its 4 metres depth, the proposed single storey rear extension would extend only marginally beyond the rear elevation of No. 148 and by virtue of its single storey scale, flat roof design and being set inside the side boundary by 3.65 metres the proposal would not result in any adverse overbearing or overshadowing impacts on No. 148. Two side elevation windows are proposed facing No. 148 but these would be at ground floor and 3.65 metres in side the side boundary and would face only a utility room window at a separation distance of approximately 5.5 metres and with planting between along the side boundary. Therefore, it is considered that the proposal would not result in any significant loss of privacy to the neighbouring occupiers of No. 148. Similarly, the proposed rear box dormer would not extend beyond the rear elevation of No. 148 and would be separated from the main body of No. 148 by approximately 7 metres. The proposed double doors and Juliet balconies would face the applicant's own rear garden and although views into the rear gardens either side would be available these would be at an angle, similar to the existing windows at first floor below them. The proposal includes alterations and an additional window in the near side elevation at first floor level to serve two en-suite facilities. These would face directly over the neighbouring double garage roof and towards a first floor window in the side elevation of No. 148 and therefore a condition to require them to be obscurely glazed and non-openable below a height of 1.7 metres above the floor level of the rooms that they serve would be reasonable to protect the privacy of the neighbouring occupiers.

8.12 By virtue of the siting, scale, design, separation distances and existing screening, and subject to the use of obscure glazing and non-opening windows where necessary, it is considered that the proposals would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposals have been received from the occupiers of 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.

8.14 The site currently provides up to five off-street car parking spaces within the double integral garage and on the 9.5 metres deep and 15 metres wide loose stone surfaced site frontage to serve the existing four bedroomed house. The proposals would result in the addition of a fifth bedroom and the local highway authority design guide would seek a minimum of three off-street car parking spaces to serve a dwelling of this size. The proposals would result in the loss of two spaces by virtue of the proposed garage conversion. However, notwithstanding this, the three spaces within the site frontage would be retained and this level of provision would therefore remain adequate to serve the resulting five bedroomed dwelling. The proposals are therefore considered to be in accordance with Policy DM18 of the adopted SADMP 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 settlement boundary of Barlestone 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 the proposed use of matching and contrasting but sympathetic external materials, it is considered that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and would have no significant adverse visual impacts on the already varied wider street scene. By virtue of the siting, scale, design, separation distances and existing screening, and subject to the use of obscure glazing and non-opening windows where necessary, it is considered that the proposals would not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Adequate off-street parking for at least three vehicles would be retained along with more than adequate private amenity space of over 220 square metres to serve the resulting five bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide 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 Drawing No. 23.4314, Proposed Block Plan and Proposed Site and Roof Plan Drawing No. 23.4314.08, Proposed Elevations Drawing No. 23.4314.09 Rev A and Proposed Floor Plans Drawing No. 23.4314.10 received by the local planning authority on 19 January 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 extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling other than the use of dark grey cedar cladding as submitted and indicated on the approved Proposed Elevations Drawing No. 23.4314.09 Rev A received by the local planning authority on 19 January 2024 and confirmed by email from the agent dated 27 February 2024.

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).

4. The two proposed first floor en-suite windows in the east side elevation (facing No. 148 Newbold Road) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below a minimum height of 1.7 metres above the floor level of the rooms that they serve. Once so provided the windows 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 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.