

Delegated Report

Planning Ref: 25/00066/HOU
Applicant: Ms Claire Pinnegar
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Mulberry House 3 Sunnyhill Gardens Burbage

Proposal: Single storey front extension

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 consent for a single storey front extension at Mulberry House, 3 Sunnyhill Gardens, Burbage.
- 2.2. The first section of the proposed single storey front extension would project outwards from the existing front elevation by 0.77 metres and would host a depth of 2.93 metres. It would host a mono-pitched roof measuring 3.35 metres to the ridge and 2.34 metres to the eaves.
- 2.3. The second section of the proposed single storey front extension would project outwards from the existing front elevation by 3.37 metres and would host a depth of 1.31 metres. It would host a mono-pitched roof measuring 3.35 metres to the ridge and 2.34 metres to the eaves.
- 2.4. Additional alterations include the reinstating of the original window to the side elevation hosting the lounge, the addition of a new door with full length side lights to the front elevation hosting the porch and the removal of the two sets of existing French doors to the rear elevation hosting the kitchen/diner and replacement with a set of three bi-fold doors and window.
- 2.5. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached residential dwelling situated within a cul-de-sac, within the settlement boundary of Burbage. The application dwelling hosts an "L" shaped design with a predominant pitched roof form and is characterised by two integral garages to the front elevation above which sits a single pitched dormer. It comprises red facing brick to the walls, grey interlocking tiles to the roof and white uPVC to the windows. The sites frontage comprises a block paved hardstanding suitable to host an off-street parking provision for up to two vehicles.
- 3.2. Sunnyhill Gardens can be accessed to the south-west of Sunnyhill and is made up of five individual plots all hosting a uniform design, scale and finish.

4. Relevant planning history

07/01331/FUL

- Erection of 5 no. dwellings

- Planning Permission
- 10.03.2008

09/00052/FUL

- Substitution of house types plot 2 and 4
- Planning Permission
- 18.03.2009

09/00965/NOMAT

- Addition of 1 Velux roof window to plot three- non material alteration to planning permission 07/01331/FUL
- Planning Permission
- 28.01.2010

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 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)

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 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 consent for a single storey front extension at Mulberry House, 3 Sunnyhill Gardens, Burbage.
- 8.6 The Council's Good Design Guide states that *"extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation."*
- 8.7 The proposed extensions would be single storey in nature and would only result in a modest 8.21 square metre increase in floor space to the front elevation not covering more than 50% of the front elevation nor extending beyond it by more than 2.00 metres complying with the Council's Good Design Guide. The extensions would take form of the existing dwelling by way of their proposed mono-pitched design which would see a mirroring ridge and eaves height to the existing canopy appearing to be a subordinate addition to the dwelling that would not be a visually prominent alteration within the street scene.
- 8.8 Additional alterations include the reinstating of the original window to the side elevation hosting the lounge, the addition of a new door with full length side lights to the front elevation hosting the porch and the removal of the two sets of existing French doors to the rear elevation hosting the kitchen/diner and replacement with a set of three bi-fold doors and window. All of the openings are to replicate the design, scale and finish of the existing openings currently present at the site.
- 8.9 The proposed external materials would match those of the existing dwelling.
- 8.10 As a result, it is considered that the proposed front extension and ancillary residential conversion would preserve the character and appearance and thus the significance of the area and be in accordance with Policy DM10 of the adopted SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 The proposal would be situated a minimum of 2.85 metres from the nearest neighbouring dwelling to the north-west, 4 Sunnyhill Gardens and a minimum of 13.04 metres from the nearest neighbouring dwelling to the north-east, 2 Sunnyhill Gardens not extending the existing separation distance to either shared boundary; it would neither extend beyond either existing front elevation. Additional openings are proposed, nevertheless, they would be of a similar scale and location to those of the existing whilst facing onto a blank façade. By virtue of the above, the proposal is not considered to bear any impacts upon no.2 and no.4 in terms of loss of light or loss of privacy.
- 8.13 Replacement openings are proposed to the existing rear elevation. The openings are not, however, considered to bear any additional impacts than those of the existing.
- 8.14 By virtue of the above the proposal would be in accordance with Policy DM10 of the SADMP in this aspect.

Impact upon parking provision

- 8.15 Policy DM18 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.
- 8.16 The Leicestershire Highways Design Guide (2023) seeks to ensure that a dwelling hosting four or more bedrooms provides a minimum off-street parking provision for three vehicles.
- 8.17 Despite the front extensions the application site is to remain to host an off-street parking provision for four vehicles complying with the Leicestershire Highways Design Guide and Policy DM18 of the Councils Good Design Guide, making the scheme acceptable in this aspect.

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 proposal is for a front extension to an existing dwelling located within of the 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. The proposals scale, design and, use of appropriate and satisfactory external materials in its construction would respect and complement the scale and residential character of the site and would have no significant adverse impacts on the character or visual amenities of the surrounding area, the neighbouring amenity or parking provision.
- 10.3. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Council's 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 30th January 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan, Block Plan and Proposed Elevations, Ground Floor Plan, Drg No. 24061-07 as received by the Local Planning Authority on the 30th January 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM18 of the SADMP, Policies 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways 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.