

Delegated Report

Planning Ref: 23/01092/HOU
Applicant: Mrs Katie Gibson
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 150 Kirkby Road Barwell Leicestershire

Proposal: Single storey rear extension, two storey side extension, hip to gable and dormer loft conversion with Juliet balcony, replacement front porch, new detached outbuilding and alterations to dwelling

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, a two storey side extension, a hip to gable and rear dormer loft conversion with Juliet balcony, replacement front porch, new detached outbuilding and other alterations to a dwelling, 150 Kirkby Road, Barwell.
- 2.2. The proposed loft conversion would include a hip to gable roof extension and a flat roof box dormer to the rear roof elevation with Juliet balcony. The existing 5.1 metres eaves height of the dwelling would be maintained and the main roof ridge height would be increased from 8.6 metres to 9.3 metres (a 0.7 metres increase). The proposed flat roof box dormer to the rear roof elevation would be 9.8 metres in width and 2.5 metres in depth but would be set in slightly from the rear wall plate and each side elevation. The flat roof would be 1 metre lower than the new main roof ridge. Four roof lights are proposed to the front roof elevation.
- 2.3. The proposed two storey side extension would extend for 3 metres in width from the main side elevation flush with the main front elevation at ground floor and be set back 0.5 metres at first floor and have a total depth of 12 metres. It would have a dual pitched gable sided roof form with the same 5.1 metres eaves height as the main roof and a subordinate ridge height of 8.9 metres to the new proposed main roof ridge of 9.3 metres. The proposed single storey rear extension would extend across the full 10.3 metres width of the dwelling and to a depth of 5 metres. It would have a flat roof to a height of 3 metres and a raised hipped glazed roof lantern.
- 2.4. The proposed replacement front porch would extend 1.7 metres forward of the main front elevation with a width of 2.6 metres and a timber framed dual pitched gable fronted roof form with an eaves height of 2.5 metres and ridge height of 3.7 metres.
- 2.5. The proposed detached outbuilding would be sited 1 metre inside the rear and both side garden boundaries. It would have a width of 9.3 metres and a depth of 5 metres and a very low pitched lean-to roof to a maximum height of 2.7 metres falling to 2.55 metres at the rear. It is proposed to be used for part storage and part office/study purposes.
- 2.6. The proposed extensions, alterations and detached outbuilding are to be constructed with matching off-white render and facing bricks, new concrete roof tiles and matching white uPVC windows and doors. The existing architectural detailing and traditional design features to the front elevation and first floor rear elevation would be retained along with the feature brick chimney stack to the side elevation.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barwell in a residential area. It is a two storey detached house with pyramidal/hipped roof form and brick chimney stack to its side elevation. It has a traditional design with two storey front bay windows with subordinate dual pitched roof gable above, a front porch with dual pitched gable fronted roof and a shallow depth flat roof ground floor extension to part of the rear elevation. It is constructed with a red multi facing brick plinth, smooth white rendered panels with red facing brick detailing and string courses above, red plain clay roof tiles and white UPVC windows. The site provides up to four off-street parking spaces on the 18 metres long tarmacadam driveway and additional hardstanding within the site frontage. The rear garden provides approximately 300 square metres of amenity space and is enclosed by timber panel fencing of varying heights.
- 3.2. The application dwelling is set well back from the highway in a row of traditionally styled two storey detached and semi-detached dwellings. The two storey detached dwelling to the north is set forward of the application dwelling, has a gable sided roof form, is constructed with white rendered walls with red brick detailing and chimney stacks and has a number of single storey outbuildings/garaging to its side and rear. The two storey detached dwelling to the south is set back from the application dwelling, has a hipped main roof form, a 1½ storey near side extension, is constructed with light grey horizontal cladding to external walls and has a row of timber outbuildings to the rear located along the near side boundary.

4. Relevant planning history

None.

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. No objection has been received from Barwell Parish Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
- 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 and alterations 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.

- 8.3 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. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.'*

- 8.4 The proposed loft conversion including hip to gable roof extension would clearly alter the hipped roof character and appearance of the existing dwelling. Notwithstanding this, by virtue of the modest increase in the overall roof height and the presence of other two storey dwellings with gable sided roof form within the vicinity, notably the neighbouring dwelling No. 152 to the north, it is considered that the proposal would result in a reasonably scaled and well-proportioned and appropriate roof form that would respect and complement the varied character, designs and styles of neighbouring development within the surrounding area and therefore that the proposal would not result in any significant adverse visual impacts. The proposal would retain the feature brick chimney stack to the side elevation and the traditional architectural detailing and features to the front and first floor rear elevations. Notwithstanding its width, the proposed flat roof 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 area. It would be clearly subordinate to the main roof height and set in slightly from the rear wall plate and both side elevations to maintain the definition of the main roof. The design includes appropriately proportioned windows of similar style and window pattern to those at first floor below. Only roof lights are proposed to the front elevation and there would not result in any adverse visual impacts. The use of matching external materials and architectural detailing along with a new roof covering is proposed to ensure a satisfactory and unified appearance.

- 8.5 In respect of two storey side extensions, the Council's adopted Good Design Guide states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. 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) unless in design terms this in itself would create an imbalance in the overall design of the property.'

- 8.6 The proposed two storey side extension would extend for an appropriate width of 3 metres from the main side elevation, less than half the 7.3 metres width of the existing dwelling. It would be constructed flush with the main front elevation at ground floor but with an appropriate setback of 0.5 metres at first floor and have the same dual pitched gable sided roof form with the same 5.1 metres eaves height as the main roof and an appropriate subordinate ridge height of 8.9 metres to the new proposed main roof ridge of 9.3 metres. It would therefore appear as a clearly subordinate addition to the existing dwelling in general accordance with the adopted Good Design Guide for side extensions. The design includes appropriately proportioned windows of matching style and the use of matching external materials and architectural detailing is proposed to ensure a satisfactory and unified appearance. Notwithstanding that the proposal would extend up to the side boundary, by virtue of the different building lines, separation, different roof form and external appearance of the neighbouring dwelling to the south, no potential terracing effect could be created and therefore the dwellings would retain their detached character.

- 8.7 In respect of rear extensions, 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. Where there are no public views into a site, a fully integrated two storey extension may be acceptable.' 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.'

- 8.8 The proposed single storey rear extension would extend across the full 10.3 metres width of the dwelling and to a depth of 5 metres. It would have a flat roof to a height of 3 metres and a raised hipped glazed roof lantern. Notwithstanding its contemporary flat roof design, by virtue of its 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 have an appropriate height, width, depth and design in this case.
- 8.9 The proposed replacement front porch would extend only 1.7 metres forward of the main front elevation with a width of 2.6 metres and a timber framed dual pitched gable fronted roof form with an eaves height of 2.5 metres and ridge height of 3.7 metres. By virtue of its clearly subordinate height, width and depth, the proposal would sit comfortably within the front elevation and by virtue of its sympathetic design would result in an attractive entrance feature.
- 8.10 The proposed detached outbuilding would be sited 1 metre inside the rear and both side garden boundaries. It would have a width of 9.3 metres and a depth of 5

metres and an acceptable very low pitched lean-to roof to a maximum height of 2.7 metres falling to 2.55 metres at the rear. It is proposed to be constructed with matching rendered walls as the main dwelling to ensure a satisfactory appearance. By virtue of its footprint and single storey scale the proposal would be clearly subordinate to the application dwelling and is intended to provide storage and office/study space which would respect and complement the residential character of the site and surrounding area. By virtue of its position to the rear within a well enclosed and substantial rear garden, it would not be prominent in, or have any significant adverse visual impacts on, the wider street scene or surrounding area. The siting, scale and contemporary design and appearance of the proposal is therefore considered to be acceptable.

- 8.11 Whilst the proposals would result in a substantial increase to the floor space of the dwelling, it occupies an extensive plot and could comfortably accommodate the extensions whilst retaining over 170 square metres of private amenity space at the rear and off-street parking at the front to serve the resulting four bedroomed dwelling. Neighbouring properties have also been subject to substantial extension.
- 8.12 By virtue of the siting, scale, design and the proposed use of matching corresponding external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the resulting dwelling would be compatible with the size of the plot and that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and neighbouring development 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

- 8.13 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. The 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.'

- 8.14 The neighbouring dwelling to the south (No. 148) is a detached two storey house set back from the application dwelling and approximately 1.5 metres within the side boundary to the application site. It has no principal habitable room windows in its near side elevation, only a side door and small patterned window at ground floor. The proposed two storey side extension and hip to gable loft conversion would extend almost up to the side boundary and 5 metres forward of the main front elevation of No. 148. Notwithstanding this, No. 148 has a garage door at ground floor and an obscurely glazed dormer window (bathroom?) at first floor nearest to the boundary and therefore the proposals would not result in any significant adverse overbearing or overshadowing impacts on any principal habitable room windows of No. 148 or its main amenity areas. Neither the proposed side nor rear extensions would extend beyond the main rear elevation of No. 148 and therefore they would not result in any adverse impacts on its rear elevation. There are no windows proposed in the side elevation that would result in any significant loss of privacy to

the occupiers of No. 148 from any direct overlooking. The proposed outbuilding would be screened from the rear garden of No. 148 by the existing row of timber outbuildings within the rear garden of No. 148 located along the near side boundary.

- 8.15 The neighbouring dwelling to the north (No. 152) is a detached two storey house set forward of the application dwelling and approximately 4 metres within the side boundary to the application site. It has a range of single storey dual pitched roof outbuildings/garaging between and extending continuously along the near side boundary both forward of and beyond the rear of the application dwelling. By virtue of the modest increase in roof height of the proposed hip to gable loft conversion and the application dwelling being offset from the outlook of the nearest rear elevation windows of No. 152 by at least 6 metres, it is considered that the proposals would not result in any significant adverse overbearing or overshadowing impacts on No. 152. The single storey rear extension would be screened from the rear garden of No. 152 by its own dual pitched roof outbuildings and the proposed detached outbuilding would be located adjacent to a similar structure at the bottom of the rear garden of No. 152. There are no windows proposed in the side elevation that would result in any significant loss of privacy to the occupiers of No. 152 from any direct overlooking.
- 8.16 By virtue of the relative siting, scale, design, separation distances and existing screening, 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

- 8.17 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.18 The site provides up to four off-street parking spaces on the 18 metres long tarmacadam driveway and additional hardstanding within the site frontage. The proposals would result in a four bedroomed dwelling. The local highway authority design guide would therefore seek a minimum of three off-street car parking spaces to serve the resulting dwelling. The proposals would have no impact on the existing off-street parking provision which would therefore remain adequate to serve the resulting four bedroomed dwelling in this highly sustainable urban setting with easy access to a full range of services and facilities by alternative and more sustainable transport means. 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 urban settlement boundary of Barwell 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 corresponding external materials and architectural detailing to ensure a satisfactory and unified appearance, it is considered that the resulting dwelling would be compatible with the size of the plot and that the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and neighbouring development and would have no significant adverse visual impacts on the already varied wider street scene. By virtue of the relative siting, scale, design, separation distances and existing screening, 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 four vehicles would be retained along with more than adequate private amenity space of approximately 170 square metres to serve the resulting four 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 No. v2e//1018443/1373532, Proposed Site Layout Plan Drawing No. 150-KB-108 Rev A, Proposed Ground Floor and First Floor Plans Drawing No. 150-KB-103 Rev B, Proposed Second Floor and Roof Plans Drawing No. 150-KB-104 Rev B, Proposed Elevations Drawing No. 150-KB-105 Rev B and Proposed Outbuilding Floor Plan, Roof Plan and Elevations Drawing No. 150-KB-106 Rev A received by the local planning authority on 16 November 2023.

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 shall be in accordance with the external materials details submitted within the Planning Application form and detailed on the approved Proposed House Elevations Drawing No. 150-KB-105 Rev B and Outbuilding Elevations Drawing No. 150-KB-106 Rev A received by the local planning authority on 16 November 2023 and 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).

4. The detached outbuilding hereby permitted shall only be used for purposes ancillary to the residential occupation of 150 Kirkby Road, Barwell with no trade, commercial or business use operating therefrom at any time.

Reason: To safeguard the privacy and residential amenity of neighbouring dwellings and to ensure compatible use 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.