

Delegated Report

Planning Ref: 23/00818/HOU

Applicant: Harry Burdus

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

**Site: 139 Coventry Road Burbage Hinckley Leicestershire LE10
2HW**

Proposal: Part two storey and single storey rear extension, front extension, 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 full planning permission for a part two storey rear and single storey rear extension, front extension and alterations to the dwelling, 139 Coventry Road Burbage.
- 2.2. The proposed rear extension measures 4.36 metres in depth, with a further 0.5 metres rear projection to create a box bay window to the rear. The extension has an overall width of 9.6 metres at the ground level. The proposed extension creates a flat roof over the west part of the ground floor extension to a height of 3.4 metres, and a first floor extension measuring 4.36 metre in depth, 4.26 metres in width, eaves of 6.5 metres and ridge height of 7.8 metres. The first floor extension also has a dual pitched roof and a slight projection to the rear to create a Juliet balcony.
- 2.3. The front extension projects 1.25 metres to the front and approximately 4 metres width and includes a front porch. The porch measures 2 metres in width, 1.25 metres in depth, dual pitched roof of 3.5 metres ridge height and 2.78 metres matching eaves height to the flat roof of the front extension. The proposal includes a slight increase in the height of the existing garage and converting it into a spare room. Other alterations to the dwelling are new doors and windows and bricking up of existing side facing windows to the garage and main dwelling.
- 2.4. External materials for the proposed development include facing brickwork and render to the wall, concrete interlocking roof tiles uPVC and aluminium windows and doors to match the existing.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Burbage in a residential area. It is a detached dormer bungalow with a flat roof front attached garage to the front of the property. It has a dual pitched side gable end roof form with interlocking roof tile and a flat roof dormer. The dwelling is constructed of light brown facing bricks, concrete interlocking roof tiles, and white uPVC windows. It is set back from the highway boundary, has a front garden and hedging to one side and hardstanding to the other.
- 3.2. The wider street scene has two storey dwellings to the west of the site and bungalows to the east of the site. There is a mix of brick and render properties on the street scene. The proposed site is not in a conservation area and the property is not listed.

4. Relevant planning history

None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One comment received and it talks about potential overlooking into the gardens of other properties and the walkway to the side of the dwelling and privacy issues given that the proposed first floor bedroom has a freestanding bath and floor to ceiling windows.

6. Consultation

- 6.1. Burbage Parish Council has no objection to the proposals.

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 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. 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:

'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 rear extension may be acceptable unless there is a detrimental impact on the adjacent properties as assessed by the 45 degree rule.'

Front extensions should not extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. It should not result in the loss of existing parking spaces where it would impact on the streetscene and car parking provision.

'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 proposal sits on a long plot and within a row of two storey rear dwellings and bungalows. It does not create overdevelopment of the site. The proposed rear extension measures 4.36 metres in depth, and a 0.5 metres rear projection to create a box bay window to the rear. The extension has an overall width of 9.6 metres at the ground level. The proposed extension creates a flat roof to cover the west part of the ground floor extension to a height of 3.4 metres, and a first floor extension measuring 4.36 metre in depth, 4.26 metres in width, eaves of 6.5 metres and ridge height of 7.8 metres. The first floor rear extension also has a dual pitched roof and a slight projection to the rear to create a Juliet balcony.
- 2.5. The front extension projects 1.25 metres to the front and approximately 4 metres width and a front porch. The porch measures 2 metres in width, 1.25 metres in depth, dual pitched roof of 3.5 metres ridge height and 2.78 metres matching eaves height to the flat roof of the front extension. The proposal includes a slight increase in the height of the garage and converting it into a spare room. Other alterations to the dwelling are new doors and windows and bricking up of existing side facing windows to the garage and main dwelling.
- 8.5 The overall extension is considered to clearly subordinate to the host dwelling. The proposed two storey element is to the rear, not visible from the main street and screened by the 2 metre fence and trees along the public footway to the side of the property. The surrounding street scene has a mixed of two storey and single storey properties. The roof design is considered acceptable as flat roofs are an existing character of the main dwelling. The front extension and porch do not go beyond 2 metres as advised by the Good Design Guide. The building line of the proposed front extension is protected as the surrounding street scene has a number of front projections. The front porch is considered acceptable and enhances the character of the area. The increase in height of the existing garage is not harmful to the street scene and therefore is accepted in design terms.
- 8.6 The proposed extension uses bricks and render to the wall, concrete interlocking roof tiles to match the existing roof, uPVC windows which includes a contemporary design glazing to the rear elevation. This enhances the overall character and appearance of the rear elevation and therefore considered acceptable in terms of its scale, design and appearance. The proposed extension respect and complement the scale, character and appearance of the existing dwelling and do not result in any significant adverse visual impacts upon the character or appearance of the

wider street scene. The proposal is therefore in accordance with Policy DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and the principles of the Burbage Neighbourhood Development Plan.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The proposed front extension does not go beyond the front building line. The two storey rear extension does not have any significant impact on the public footpath that runs between 141 and 139 Coventry Road. The footpath is considered as a public area. The 2 metres fence and trees along the path screens the extension and reduces the level of overlooking onto and from the public footpath.
- 8.9 There is a distance of 1.1 metres between 137 and 139 Coventry Road. The ridge height of the garage matches the eaves of the main dwelling. The bricking up of the side elevation of the garage and inserting new door and window to the side elevation does not significantly affect the neighbouring property. The rear extension is considered appropriate in height and width. It does not result in overdevelopment to the rear of the property. The application site has a long garden area and therefore the two storey extension does not significantly cause overlooking into the gardens of 11 Alesworth Drive. Property 141 Coventry Road has a side window that serves the first floor landing. The rear window to 141 Coventry Road is not breached by the 45 degree rule as 141 Coventry is set back from 139 Coventry Road.
- 8.10 The adjacent dwelling to the east (No. 137) is set away from the boundary of 139 Coventry Road with a 2 metre fence separating the gardens of both properties. There is no significant impact in terms of overlooking. The existing front garage is not extended forward. A slight increase in height to match the eaves of the main dwelling at 2.78 metres. This does not result in overbearing or loss of light on the adjoining properties. The rear extension to the east is single storey and set away from the boundary of the site. A 45 degree line taken from the rear window (habitable room) of 137 Coventry hit the edge of the extension. Due to the single storey scale, separating distance, and the movement pattern of the sun within the site, there is no significant impact to the adjoining property in terms of loss of light, overbearing and loss of privacy.
- 8.11 By virtue of the siting, scale and design of the proposed extensions and alterations together with the separation distances to neighbouring properties, existing fence and trees screening the extension, it is considered that the proposal do not result in any significant adverse overbearing or overshadowing impacts or loss of privacy to the occupiers of any neighbouring properties and is therefore in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.12 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. 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.'*
- 8.13 The submitted plans indicate that four spaces can be accommodated on the existing hardstanding and this could easily be achieved in practice with a small reduction in the amount of grassed/planted area at the front. The loss of a small amount of grassed/planted area to the front of the property does not result in more

than 50% of the frontage being hardstanding and therefore not being harmful to the street scene. The existing front garage is converted into a spare room and the proposal result in the provision of 5 bedrooms in the dwelling. The Leicestershire Highways Design Guide Paragraph 3.165, Part 3 states that a minimum of 3 parking spaces is required for dwellings with 4 or more bedrooms. Parking space should measure 2.4m by 5.5m with an additional 0.5 metre strip where bound by a wall/hedge/fence or other similar obstruction. The existing parking area has the capacity to hold two cars. Remodelling of the front grassed area by a small increase in the width of the hardstanding would make provision for an additional two parking spaces. The site is located within an urban settlement with walking distance to Pyeharps Road and Grange Drive bus stop. By virtue of the above, the proposal is considered acceptable in broad 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 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. By virtue of their siting, scale, design, appropriate dimension of the extension, separation distances to neighbouring properties, existing fence and trees screening the extension, provision of adequate parking space, matching materials, it is considered that the proposal respects and complements the scale, character and appearance of the existing dwelling and has no adverse visual impacts upon the wider street and the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal retains adequate private rear amenity space. The proposal is 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: Site Location Plan, Site Plan, Proposed Floor Plans and Elevation Drawing Number: 1305-02 Rev D. received by the local planning authority on 9 October 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 hereby permitted shall be in accordance with the details submitted within the Planning Application form and on the approved plans and elevation.

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.