

Delegated Report

Planning Ref: 23/00290/HOU

Applicant: Mr Waller

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Greenfields 114D Coventry Road Burbage Leicestershire

Proposal: Single storey rear 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. This householder application seeks full planning permission for the construction of a single storey extension to the rear elevation of Greenfields, 114D Coventry Road, Burbage.

2.2. The proposal would extend an existing single storey dual pitched roof gabled rear projection by a further 3 metres. It would have a matching width of 4.8 metres, matching eaves of 2.2 metres in height, dual pitched roof with a matching ridge height of 4.3 metres and would be constructed in matching white rendered walls, horizontal grey cladding to the gable infill, red/brown plain clay roof tiles and anthracite uPVC windows.

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 substantial detached dormer bungalow with single storey sections and multiple gabled roof form. It is set within a large, secluded plot with extensive landscaping to all boundaries and located towards the end of a shared private driveway. It is constructed with white rendered walls, red/brown plain clay roof tiles, horizontal grey cladding to gable infills and anthracite uPVC windows. Off-street parking for at least five vehicles is provided within the integral double garage and on the extensive block paved surfaced site frontage.

4. Relevant planning history

14/00597/HOU

- Extensions and alterations to dwelling
- Permitted
- 11.08.2014

15/00175/HOU

- Extensions and alterations to dwelling and erection of new boundary treatment (revised proposal)
- Permitted
- 11.05.2015

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. 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) (2021)
- 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. Key Issues

- 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 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.'

8.4 The proposal would extend an existing subordinate single storey dual pitched roof rear projection by a further 3 metres. It would have a matching width of 4.8 metres, matching eaves of 2.2 metres in height, dual pitched roof with a matching subordinate ridge height of 4.3 metres and would be constructed in matching external materials of white rendered walls, horizontal grey cladding to the gable infill, red/brown plain clay roof tiles and anthracite uPVC windows and would

therefore complement the detailing and materials of the existing dwelling. By virtue of its height, width and depth the proposal would appear as a clearly subordinate addition to his substantial dwelling.

- 8.5 By virtue of the single storey small scale, matching subordinate dual pitched roof design and the proposed use of matching external materials, it is considered that the proposal would respect the scale, character and appearance of the existing dwelling and by virtue of its siting to the rear within a secluded plot would not result in any adverse visual impacts upon the character or appearance of the surrounding area. The proposal would therefore be 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

- 8.6 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.
- 8.7 By virtue of its siting at 4 metres inside the nearest boundary of the site with No. 116A, its single storey small scale, blank side elevation facing No. 116A, together with existing screening from extensive landscaping to all boundaries, the proposal would not result in any adverse impacts on the residential amenity or privacy of the occupiers of No. 116A or any other neighbouring properties. The proposal 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

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 The proposal does not result in any increase in bedrooms to the dwelling and the existing off-street parking provision for a minimum of five vehicles remains unaffected and adequate to serve the resulting dwelling and 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 proposal relates to a small scale extension 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 its siting to the rear, single storey small scale with matching design and proposed use of matching external materials to ensure a unified appearance, the proposal would respect and complement the scale, character and appearance of the existing dwelling and would have no visual impact on any street scene or the surrounding area. By virtue of its single storey small scale, separation distance to all neighbouring properties and extensive boundary screening, the proposal would have no adverse impacts upon the privacy or residential amenity of any neighbouring properties. The proposal would retain more than adequate private rear amenity space and off-street parking provision within the substantial plot. 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan, Proposed Block Plan and Proposed Floor Plan and Elevations Drawing No. AVD-752-CRB-PL01 received by the local planning authority on 24 March 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 extension 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.