



**Development Control
Committee**

**Thursday, 29 May
2025**

Matter for Decision

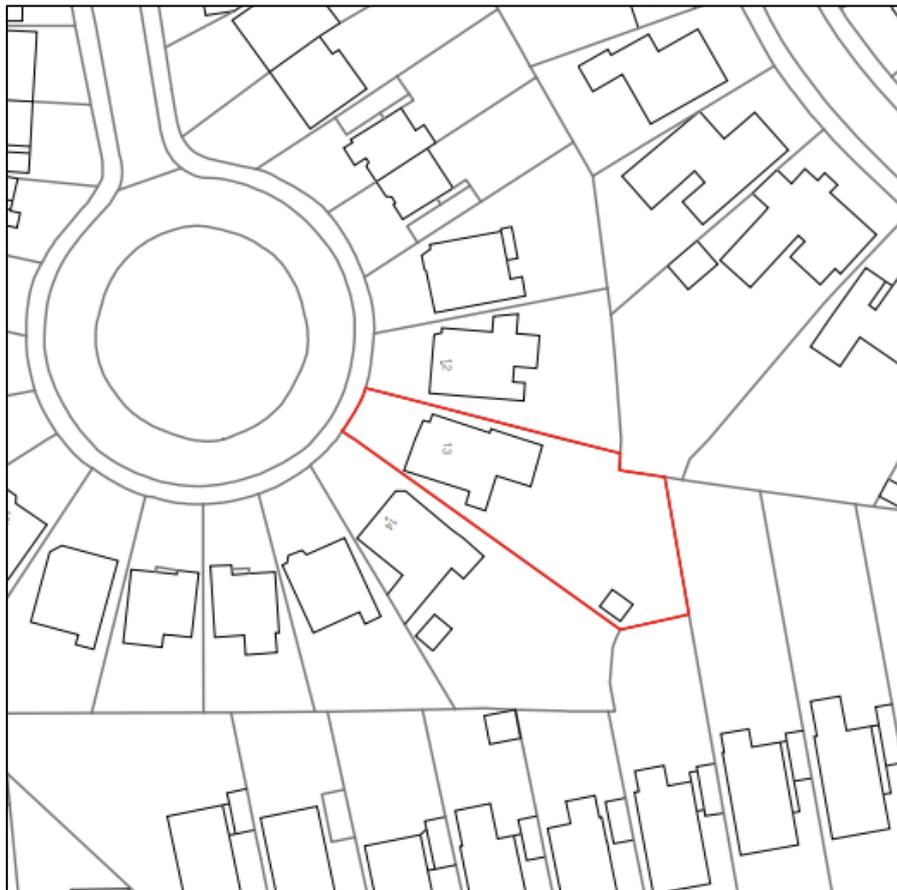
Report Title: No. 13 Hill Way, Oadby (Ref. No. 25/00053/FUL)

Case Officer(s): Tom White (Senior Planning Officer)

Site Address:	13 Hill Way, Oadby, Leicester, LE2 5YG.
Application Description:	Internal alterations to ground and first floor with height increase to front gable and installation of three dormers to rear.
Purpose of Report:	To consider and determine the planning application accordingly.
Recommendation(s):	<p>That the application be REFUSED planning permission on the following material planning ground(s):</p> <p>A. The proposed front gable and rear dormers are considered to significantly harm the character and appearance of the existing property and local surroundings due to the scale, bulk, siting, fenestration, and roof design. The design of the proposed front gable and rear dormers overwhelms the host dwelling's original roofscape, creating a top-heavy dominant feature that is out of keeping with the character and appearance of the existing dwelling. Additionally, three storey front gables are not a characteristic of the surrounding area; therefore, the proposal would sit at odds within the wider street scene and similarly designed matching dwellings within the cul-de-sac. As a result, the proposal is considered to constitute an incongruous and unsympathetic form of development that would be out of keeping with the existing dwelling and would have an adverse impact on the character and appearance of the surrounding area. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan (2019), and the Residential Development Supplementary Planning Document (2019).</p>
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p>

	Tom White (Senior Planning Officer) (0116) 257 2750 tom.white@oadby-wigston.gov.uk
Consultees:	None.
Background Papers:	Search application reference no. 25/00053/FUL via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 25/00053/FUL)

1. Site and Location



- 1.1 The site is located within a residential area comprising of mainly detached houses with some semi-detached properties which appear to have been built at the same time with similar designs. The properties are in the main of brick and tile construction. The application site is a detached two storey dwelling with a central two storey gable feature and a hipped roof. The properties around the cul-de-sac (which is served by road in a circular shape) are all built of small pallet of distinct house types.

2. Description of Proposal

- 2.1 The proposal seeks to erect three rear facing dormers within the roofscape of the application site, along with internal alterations and the increase in height of the central gable feature.

2.2 The proposal has been brought to Committee as the applicant of the proposal is a member of family of a current serving Councillor.

3. Relevant Planning History

77/00389/8M- Single storey extension to dwelling- Approved

77/00546/8M- Extension to existing- Approved

82/00012/8M- Single storey extension to front of dwelling- Approved

90/00700/8P- Conservatory- Approved

4. Key Consultations and Responses

4.1 Not applicable.

5. Neighbour and Resident Responses

5.1 None received.

6. Planning Policy Relevant to the Proposal

National Planning Policy Framework

Local Plan Policy 6 - High Quality Design and Materials

Local Plan Policy 34 – Car Parking

Local Plan Policy 44 – Landscape and Character

Residential Development Supplementary Planning Document (2019)

7. Planning Considerations

7.1 Impact of the Proposal on the Street Scene and Local Surroundings

- 7.1.1 Paragraphs 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.
- 7.1.2 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 7.1.3 Sections 3.2 – 3.3 (design and overall appearance of the development), 3.6 – 3.7 (roof design) and 3.26, 3.27, 3.28, 3.30 and 3.32 (loft conversions and dormers of existing residential dwellings) of the Residential Development SPD (2019), are of relevance. Section 3.2 states that all new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing and that all new residential related development should fit with the existing street scene and retain and / or enhance

locally distinctive character. Section 3.3 states that residential extensions and enlargements should be in keeping with the character and appearance of the dwelling to be extended as well as the wider local area and that there is a limit to the number of extensions which can be added to a property or to a site. Section 3.3. also expresses that any extensions or enlargements should be visually subordinate to the existing dwelling that is to be extended.

7.1.4 Section 3.26 of the Residential Development SPD is of high relevance and states that if a loft conversion / extension is to be proposed, particular care should be afforded to the size, design and positioning of dormers on dwellings. Poorly designed dormer windows can create incongruous and / or intrusive features which would have a detrimental impact on the character of an area and / or can lead to a substantial loss of privacy and amenity of surrounding properties. Section 3.27 leads on from this and stipulates that measures that may assist in reducing the visual impact of dormers include (but are not limited to):

- restricting the size of the dormer so the main roof slope remains the dominant feature, and;
- providing a pitched roof over the dormer.

7.1.5 Section 3.28 specifies that dormer windows should relate in scale and style to the original building and be in keeping with its fenestration; that they should be kept to a minimal size and avoid becoming an over dominant feature within the roof which creates a top-heavy appearance to a dwelling and that flat roofed dormers should be avoided.

7.1.6 Section 3.30 & 3.32 state that dormers should be set at least 0.5 metres below ridge level and that only in exceptional circumstances will box dormers be acceptable.

7.1.7 This application seeks to erect three rear facing dormers within the roofscape. The three dormers would have a small flat roof between the three dormers which would be set approximately 0.5 metres below the top of the roof. However, due to the hipped nature of the roof where it pitches down either side, two of the proposed dormers would be set at the top of the pitched element of the roof.



- 7.1.8 The 3 dormers together with the intervening flat roof would measure approximately 6.2 metres in width at a height of 1.8 metres. Whilst the proposed dormers would be sited to the rear elevation, due to the height of the proposed dormers, oblique views would still be visible from Hill Way and (during the winter months) in between the bungalows on Richmond Way when the large trees to the rear of 14 Hill Way would not be in full leaf.
- 7.1.9 As such, due to the width and inappropriate bulk, the three pitched dormer windows form a significant addition to the dwelling which physically and visually dominates the rear roof slope (due to its large bulk and projection) and the dwelling more generally. Whilst it doesn't exhibit a box shape, its large bulk and size, along with its increased height, almost touching the tip of the roof, dominates the roof scape. As a result, it appears too large for the roof slope and rather than forming a proportionate addition to it, it changes its overall form.
- 7.1.10 Additionally, the proposed front gable feature would be increased in height from a two-storey feature, to adjoin the tip of the roof at an overall height of approximately 5.2 metres. This feature would be highly visible from Hill Way. Whilst there is a house type on the street scene which has a large gable to the front, that house type is a matching design type with other houses within the cul-de-sac and is of original design and construction.



- 7.1.11 The application property is of a different design with a small central gable feature to the first floor with a hipped roof and this aligns with several other dwellings within the cul-de-sac. The increase in height of the central gable feature up to the tip of the roof would look incongruous within the streetscape, given that limited variation in house designs within the street all match one another in design.
- 7.1.12 Moreover, the increase in height to the front gable, along with the dormer changes to the rear of the dwelling as a whole creating a physical third storey to the dwelling which conspicuously increases its size relative to the prevailing two storey scale of neighbouring dwellings. This increased and imposing scale is clearly seen from Hill

Way and the properties to the rear on Richmond Way and Park Crescent, and the effect is exacerbated due to these dwellings standing at a slightly lower ground level.

7.1.13 In summary, the inappropriate height, width, depth, and bulk form of the dormers and the front gable considerably modifies and dominates the (original) rear roof slope creating a top-heavy appearance. The increase in height to the front gable and the rear dormers has an overbearing impact and fails to take into account the design of the existing property and the character and appearance of the surrounding area, introducing elements which relate poorly to the existing dwelling. As a result, the design, size of the dormer and its dominance of the roof slope unbalances the property, giving it a 'top-heavy' appearance and as such is contrary to Policies 6 and 44 of the Local Plan and the Residential Development Supplementary Planning Document.

7.2 Impact of the Proposal on Neighbouring Properties

7.2.1 Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.

7.2.2 It is considered that the proposed front gable end would not significantly overlook, overbear or overshadow the neighbouring residential properties. However, with regards to the three rear dormers, due to the height above ground at approximately 7.7 metres at eye level (6 metres at floor level), it is considered that they would have the potential to view into the neighbouring residential gardens, along Richmond Way and Park Crescent. However, there is mature vegetation in the rear garden of the application proposal and the rear garden to the application site is quite deep at approximately 26 metres from the proposed rear dormers. Although, it is considered that the proposed rear dormers would adversely impact neighbouring residential amenities in terms of overlooking, it is considered that this would not be significant due to the size of the garden and the separation distances from the proposed dormers to the nearest neighbouring properties (40-50 metre separation distances).

7.3 Impact of the Proposal on the Local Highway

7.3.1 Policy 34 of the OWBC Local Plan seeks to ensure that there is adequate provision of car parking spaces and facilities across the Borough.

7.3.2 The proposal seeks to remove an internal garage for storage and to create an additional bedroom in the first-floor side extensions, to bring the number of bedrooms to five. As such, Leicestershire County Council standing advice indicates that 5 bedrooms would require three off street parking spaces. Whilst the front drive is a good size, it wouldn't have sufficient space to hold three off street parking spaces. However, the front drive would have sufficient space for two off street parking spaces. Additionally, the area has ample on street parking which could accommodate the third vehicle. Furthermore, the area is a cul-de-sac with no through traffic. As such, it is considered that the proposal would not significantly harm the parking provision for the site.

8 Conclusion

8.1 In conclusion, whilst the proposal would not significantly harm the neighbouring residential amenity or the parking provision of the site it is considered that the proposed front gable and rear dormers would introduce incongruous features to the street scene which would

overly dominate the roofscape, significantly adversely impacting the character of the application property and the area.

9 Recommendation, Proposed Conditions and Informatives

9.1 As such is considered that the proposal be refused on the following reason below.

9.2 Reason - The proposed front gable and rear dormers are considered to significantly harm the character and appearance of the existing property and local surroundings due to the scale, bulk, siting, fenestration, and roof design. The design of the proposed front gable and rear dormers overwhelms the host dwelling's original roofscape, creating a top-heavy dominant feature that is out of keeping with the character and appearance of the existing dwelling. Additionally, three storey front gables are not a characteristic of the surrounding area; therefore, the proposal would sit at odds within the wider street scene and similarly designed matching dwellings within the cul-de-sac. As a result, the proposal is considered to constitute an incongruous and unsympathetic form of development that would be out of keeping with the existing dwelling and would have an adverse impact on the character and appearance of the surrounding area. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan (2019), and the Residential Development Supplementary Planning Document (2019).