

Delegated Report

Planning Ref: 25/00088/HOU
Applicant: Mrs Hannah Elton
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 40 Mount Road Hinckley Leicestershire

Proposal: Single storey rear extension (resubmission of 22/00584/HOU)

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 permission for a single storey rear extension at 40 Mount Road, Hinckley.
- 2.2. Following the demolition of the existing conservatory the proposed single storey rear extension would project outwards from the existing rear elevation hosting the lounge by 4.95 metres and would host a width of 6.75 metres. It would host a flat roof which would measure 3.37 metres in height excluding the roof lantern and 4.07 metres in height including the roof lantern.
- 2.3. Additional alterations include the addition of a set of five bi-fold doors to the rear elevation and a roof lantern to the mid of the flat roof.
- 2.4. The proposed external materials will match those of the existing dwelling.
- 2.5. The application is a re-submission application 22/00584/HOU and remains unaltered from the scheme approved in August 2022.

3. Description of the site and surrounding area

- 3.1. The application site relates to an early 1900 two-storey terraced residential dwelling situated within the settlement boundary of Hinckley. The dwelling hosts a pitched to hipped roof form with two traditional chimneys and is hosted by an integral garage and canopy porch to the front elevation and a set of bay windows to the side elevation. It is constructed mainly of red facing brick with pebble dash between the two bay windows, cream render and painted timber accents to the gable and stone to the sills of the openings. Brown concrete is present to the roof and white uPVC window frames. To the front of the site sits an area of block paved hardstanding, enclosed by a mixture of cast iron railings and timber fencing to the side boundary's and a mixture of vegetation to a section of the front boundary.
- 3.2. The application dwelling lies within a row of two storey semi-detached or detached gabled roof dwellings set back from the highway, some of which have been subject to extensions and alterations.

4. Relevant planning history

22/00584/HOU

- Proposed single storey rear extension
- Planning Permission

- 26.08.2022

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 and a notice was displayed in the local press.
- 5.2. No comments have been received.

6. Consultation

- 6.1. None relevant.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. 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

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.3. The application seeks full planning permission for a single storey rear extension at 40 Mount Road, Hinckley.
- 8.4. The Councils Good Design Guide states that *“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.”*
- 8.5. The proposed single storey rear extension would involve the demolition of the existing conservatory and would see a 0.15 metre reduction in projection whilst retaining its set back distance from the existing south-west building line of 0.54 metres. It would see an increase in width of 3.37 metres to the north-east

connecting to, but not extending past the existing kitchen/utility, nevertheless, due form of the existing dwelling, the scale of the plot and when comparing the existing/proposed structures it is considered that the proposal would be an improved, complementary addition to the dwelling.

- 8.6 The Councils Good Design Guide states that *“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.”*
- 8.7 The proposal would host a flat roof design which would host an overall height of 3.37 metres excluding the roof lantern and 4.07 metres including the roof lantern. Flat roofs should usually be avoided as they do not represent a traditional roof form prevalent in the Borough, however, as proposal would be single storey, of a subordinate scale, situated to the rear of the dwelling not being viewable from a public viewpoint on Mount Road and as a flat roof form already forms part of the existing dwelling to the utility, the addition is not considered to bear any additional detrimental impacts upon the character of the area.
- 8.8 Additional alterations include the addition of a set of five bi-fold doors to the rear elevation and a roof lantern to the mid of the flat roof.
- 8.9 The proposed external materials will match those of the existing dwelling.
- 8.10 Consequently, the proposal is considered to be a complementary addition to the dwelling, by virtue of this, this aspect of the proposal is considered to be in accordance with Policy DM10 of the SADMP and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.12 To the north-east of the site sits, 42 Mount Road, a two storey terraced residential dwelling. The proposal would be entirely screened to the north-east by the existing utility and kitchen bearing no impact upon the occupiers of no.42.
- 8.13 To the south-west of the site sits, 38 Mount Road, a two-storey detached residential dwelling. The proposal would not project further than the existing conservatory to the south-west, would not see an increase in height to the existing conservatory and would host no openings to the immediate side elevation bearing no impact upon the occupiers of no.38.
- 8.14 To the south-east of the site sits, 45 Priesthills Road, a two-storey detached residential dwelling. The proposal would not bear any impacts upon no.45 due to the significant separation distance and existing vegetation/structures in place.
- 8.15 By virtue of the above, it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good 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.

10. Conclusion

10.1. The proposed development is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.

10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils 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 5th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the SADMP and the general principles of the Councils Good Design Guide.

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

- Location & Existing Site Plans, Drg No. 1300.HE.22.01
 - Proposed Drawings, Drg No. 1300.HE.22.03 Rev A
 - Existing & Proposed Site Plans, Drg No. 1300.HE.22.04 Rev B
- All as received by the Local Planning Authority on the 5th February 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the SADMP and the general principles of the Councils Good 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.