

Delegated Report

Officer: Ashleigh Gade
Title: Senior Planning Officer



Hinckley & Bosworth
Borough Council

Planning Ref: 25/00094/HOU

Applicant: Mr Jonathan Wood

Ward: Cadeby, Carlton, Market Bosworth & Shackerstone

Site: 3 Heath Road, Market Bosworth

Proposal: Single storey rear extension and box dormer to side elevation

Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

Planning application description

- 2.1 This application seeks planning permission for the construction of a single storey extension to the rear elevation and box dormer to the northern side roof elevation at 3 Heath Road, Market Bosworth.
- 2.2 The proposal also involves the conversion of the existing garage space to habitable rooms through the expansion of the existing living room and the creation of a new study. The existing attached greenhouse on the southern side of the dwelling is to be demolished.
- 2.3 The proposed rear extension is single storey and extends 2.3 metres from the existing rear elevation of the dwelling with a width of 6.75 metres. It has a flat roof with a height of 3.1 metres.
- 2.4 The proposed box dormer extends from the northern roof elevation and essentially creates a full two-storey extension of the existing second storey space within the original dual-pitch roof. It replaces an existing, smaller box dormer on the same elevation.
- 2.5 The proposed box dormer extends 2.4 metres from the side of the existing second storey wall which is 0.6 metres further than the dormer it will replace. It has a depth of 7.65 metres which matches the depth of the second storey floor space within the existing gable. It is set in 0.8 metres from the northern section of the primary elevation at ground floor level and directly in line with the existing second storey. It is set in 0.3 metres from the side elevation of the ground floor. It has a height of 2.6 metres and sits 1.3 metres below the ridge height of the existing dwelling.
- 2.6 The proposed external materials for the rear extension walls are facing bricks and off-white render to match the existing dwelling. The proposed external cladding material for the box dormer walls is timber panel.

Description of the site and surrounding area

- 3.1 The application site is located in Market Bosworth, in an area with an established residential character within the settlement boundary.
- 3.2 The application site contains a two-storey detached dwelling with a dual-pitch roof form and an attached flat roof garage. It has a box dormer on the northern roof pitch

with a side window. It has facing brick with rendered walls in the centre of the principal elevation and brown roof tiles. The windows are white uPVC.

- 3.3 The application dwelling is sited between two neighbouring dwellings with the same unique roof pitch and a consistent streetscene presentation. Both neighbouring dwellings also have existing northern dormers, one of comparable scale to the application dwelling with a flat roof form and one of larger scale with a gable roof form.
- 3.4 The is accessed from a circular section of Heath Road separated from the main carriageway of Heath Road by a grass island. Heath Road is an adopted unclassified road subject to a 30mph speed limit.
- 3.5 The area surrounding the application site is broadly residential in character, with land in the open countryside further to the north and south. The village centre of Market Bosworth is east of the site and the Ashby de la Zouch Canal is to the west.

Relevant planning history

- 4.1. Nil relevant.

Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received.

Consultation

- 6.1 Market Bosworth Parish Council responded that they had no objections.
- 6.2 Market Bosworth Society responded that they had no comment.

Policy

- 7.1 Core Strategy (2009)
 - Policy 7: Key Rural Centres
 - Policy 11: Key Rural Centres Stand Alone
- 7.2 Site Allocations and Development Management Policies (SADMP) (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.3 Market Bosworth Neighbourhood Plan
 - Policy CE1: Character and Environment
- 7.4 National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5 Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide (LHDG) (2024)
 - Technical Housing Standards – Nationally Described Space Standards (2015)

Appraisal

8.1. Extensions and alterations to existing dwellings 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 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.4 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.

8.5 The Council's adopted Good Design Guide provides further advice on the siting and design of dwelling extensions. The Good Design Guide states that side and rear extensions should be designed so as to appear subordinate to the main dwelling. This should be achieved by setting side extensions down from the ridge and back from the front elevation of the original dwelling by 0.5 metres. For rear extensions the proposal should be of appropriate height, width, depth and detailing to complement the original dwelling.

8.6 The Good Design Guide states that roof extensions are appropriate in certain situations and are to be considered in the context of their impact on dwelling scale. It further states that roof extensions should be located to the rear of properties to reduce their impact on the streetscene where possible.

8.10 The proposed single storey rear extension would project 2.3 metres from the rear elevation of the existing dwelling for a width of 6.75 metres. It has a flat roof form with facing brick and rendered walls in an off-white to match existing elevations. The rear extension would not be visible from the highway and its scale and materiality is appropriate and consistent with the existing dwelling.

8.11 The proposed box dormer is located on the northern side elevation of the dwelling and replaces an existing, smaller box dormer on the same elevation. It extends 2.4 metres from the original side second storey wall and 0.6 metres further than the dormer which it will replace. It has a depth of 7.85 metres which matches the depth of the second storey rooms within the existing gable. It has a height of 2.6 metres and sits 1.3 metres below the ridge height of the existing dwelling.

8.12 The application dwelling and the neighbouring dwellings to the north and south all have existing box dormers and they are an established feature of similarly designed dwellings both along this section of Heath Road and in the wider surrounding area. Though the proposed box dormer is larger in scale than those on the neighbouring

dwelling, it is consistent with larger dormers on dwellings with comparable roof forms to the west of the application site.

- 8.13 The Applicant has reduced the scale of the box dormer in response to concerns over the scale of the dormer originally proposed. The amendments made place the wall of the box dormer in line with the existing second storey front wall and set it in from the existing northern elevation of the ground floor. The height of the dormer has been decreased to sit below the existing chimney to reduce visual dominance.
- 8.14 The scale and design of the proposed extensions are considered acceptable in the context of the application site, its unique roof form, and its wider surrounds. The scheme utilises materials and details matching or complementary to the existing dwelling and the proposal respects the character of the existing dwelling and the surrounding area in accordance with the Good Design Guide and Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.15 Policy DM10 of the adopted SADMP states that development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.16 The Council's Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.17 The Good Design Guide recommends that a principal window to a habitable room should be no less than 8 metres from the blank side of a single storey neighbouring property, rising to 14 metres for a two-storey property. In addition, the separation distance between two principal windows to habitable rooms should be a minimum of 21 metres. The exception to this is where amenity and overlooking are dealt with by good design. Notwithstanding this, every application is to be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.18 The Good Design Guide seeks that dwellings of three or more bedrooms provide a minimum of 80 square metres of outdoor amenity space with a minimum length of 7 metres.
- 8.19 The blank side wall of the proposed single storey rear extension is sited 1 metre from the shared boundary with 1 Heath Road and faces a greenhouse, a blank garage wall, and the blank gable roof slope on that neighbouring property.
- 8.20 The side elevation of the box dormer contains a highlight style window to the main bedroom. To prevent impact to amenity this window is proposed to contain obscured glass. This window is also not considered to be the primary window to this habitable room, as there is a larger window on the rear elevation.
- 8.21 The southern side elevation of the proposed single storey rear extension contains windows. The footprint of the rear extension is further east than the rear elevation of the neighbouring dwelling to the south at 5 Heath Road and therefore there is no interface between these windows and neighbouring dwelling walls.
- 8.22 The rear elevation of the proposed rear elevation and the box dormer both contain windows. The rear elevation is sited adjacent the driveway of 127 Station Road to the east, and the dwelling on that site is located further south without any direct views to the rear elevation of the application dwelling.

- 8.19 The proposed extensions would not reduce the outdoor amenity space located to the rear of the existing dwelling below the area and dimensions required by the Good Design Guide.
- 8.20 By virtue of these factors and the fact that there have been no objections to the scheme from neighbours, the proposal is not considered to result in any significant harm to the residential amenity of neighbours in accordance with the Good Design Guide and Policy DM10 of the SADMP.

Impact upon parking provision

- 8.21 Policy DM18 of the adopted SADMP requires that developments demonstrate an adequate level of off-street parking.
- 8.22 The LHDG seeks that three off-street car parking spaces be provided for a four bedroom dwelling. The minimum dimensions for off-street parking spaces is to be 2.4 metres by 5.5 metres. An additional 0.5 metres in width is required where the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, increasing to 1 metre where the parking space is bounded on both sides.
- 8.23 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 8.24 The proposal does not increase the overall number of bedrooms in the dwelling based on information from the Applicant that the ground floor office is already in partial use as a bedroom and had previously been used as a bedroom upon the Applicant's purchase of the property. This means that the required number of off-street car parking spaces for the dwelling is already three and does not increase as a result of this proposal.
- 8.25 The existing off-street car parking provides two parking spaces. Neither space meets the dimensions required by the LHDG, however the southern-most parking space falls short only in areas unlikely to required for door opening space. The other parking space falls short on depth but it is acknowledged that the occupants already park in this space without any known issues.
- 8.26 The proposal results in the loss of the existing garage space. Notwithstanding this, the existing garage has door and internal width dimensions well below the LHDG standards for a single garage. It is considered unlikely the existing garage could reasonably accommodate a modern car.
- 8.27 It is noted that the section of Heath Road along which the application site is located is separate to the main carriageway of Heath Road and provides kerbside space in a low-traffic area utilised by only four dwellings.
- 8.28 The proposal is therefore not considered likely to result in an unacceptable impact on highway safety, nor would the residual cumulative impact on the road network be severe, taking into account all reasonable future scenarios. The proposal therefore accords with Paragraph 116 of the NPPF and Policy DM18 of the SADMP and is acceptable when considered against the LHDG.

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).

Conclusion

- 10.1. The proposal is considered to be acceptable when assessed against the overarching principles of the NPPF, policies DM1, DM10 and DM18 of the SADMP, and the guidance of the Good Design Guide. It is therefore recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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 & Block Plan – Dwg No. 001 – Revision B
 - Proposed Floor Plans – Dwg No. 004 – Revision B
 - Proposed Elevations – Dwg No. 005 – Revision B
- All submitted to the Local Planning Authority on 14.05.2025.

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 window to the first floor northern side elevation for the bedroom shall be fitted with obscure glazing to a minimum of Level 3 on the Pilkington Scale

and shall be non-openable. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of the neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The materials to be used on the external elevations of the proposed extension and alteration hereby permitted shall accord with the approved application form, as received by the Local Planning Authority on 6 February 2025.

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 building.control@blaby.gov.uk or call 0116 272 7533.