

Delegated Report

Planning Ref: 25/00635/HOU
Applicant: Mr & Mrs Savage
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 51 Avenue South Earl Shilton Leicester

Proposal: Erection of a single storey side extension for ancillary accommodation.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 1.2. This application seeks full planning permission for the erection of a single storey side extension for ancillary accommodation at 51 Avenue South, Earl Shilton Leicestershire.
- 1.3. The proposal involves the removal of the existing storage structure and the construction of an annex measuring 5.55 metres x 5.7 metres. The annex will also have an eaves height of 2.3 metres and a ridge height of 3.5 metres.
- 1.4. The annexe would be self-contained with a lounge area, a separate bedroom and bathroom/toilet facilities.
- 1.5. An internal corridor separates the annex from the main house. Due to the hipped roof of the annex being physically connected to the side of the main dwelling, the structure will appear as a cohesive extension of the existing property.
- 1.6. The proposed external materials include the use of facing bricks to match the host dwelling, brown tiles to the roof and brown uPVC to the openings.

3. Description of the site and surrounding area

- 3.1. The application site is located within the settlement boundary of Earl Shilton. The application dwelling, 51 Avenue South is a semi-detached two-storey dwelling with a hipped roof located at a corner plot on Avenue South and Alexander Avenue. The property is set back approximately 9 metres from the highway.
- 3.2. Within the street scene there is a mixture of two-storey detached and semi-detached dwellings with gabled roofs with white rendered and red brick dwellings in different styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character.

4. Relevant planning history

- 4.1. There is no relevant site history.

5. Publicity

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

6. Consultation

- 6.1. No comments have been received from the below consultees;
 - Earl Shilton Town Council
 - LCC Ecology Unit

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014
 - Policy 22: Design
- 7.2. Core Strategy (2009)
 - Policy 2: Development in Earl Shilton
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)
- 8. **Appraisal**
 - 8.1. Extensions to dwellings 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 highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows

the existing pattern of development and retains existing important natural features on the site.

- 8.4. The proposed annex, designed as a single-storey extension, will project 7 metres from the original side elevation of the dwelling, resulting in a total building width of 13.4 metres. Although the annex will be slightly wider than the main dwelling, it remains subordinate in scale due to its lower height and a setback of 1.38 metres from the frontage of the main dwelling. These design features ensure the annex appears visually subordinate and respectful of the original building form. And therefore, due to its hipped roof and single-storey nature, the extension is not considered to have any adverse impact on the streetscene. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.
- 8.5. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed annex involves inserting a window and a door opening on the front elevation and two other windows and a door opening on the rear elevation. All proposed alterations are consistent with the fenestration style of the main dwelling and are not considered to have any adverse impact on the design quality or character of the surrounding area.
- 8.6. The proposed use of roof tile, render and red brick, along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the existing residential dwelling.
- 8.7. The proposed annex is in principle is an acceptable structure, while annexes are relatively uncommon in the surrounding area and the wider city, the design and appearance of the structure are in keeping with the character of the neighbourhood. As such, it is not considered to cause any harm to the visual amenity or character of the area.
- 8.8. By virtue of the proposed ancillary residential use, position, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.
- 8.9. A condition is recommended requiring that the annex remains ancillary to the host dwelling, 51 Avenue South and that it is not sold, let or occupied separately to the host dwelling. Use of the annex as a separate dwelling would require separate planning assessment and may not be acceptable in principle.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11. The proposed windows on the front elevation would not overlook the neighbouring properties. The other openings on the rear elevation would also not cause any harm to the neighbouring properties.
- 8.12. By the virtue of above the proposed ancillary residential use does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP, the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.13. Policy DM18 requires development to provide/retain safe access and an appropriate level of off-street parking provision.
- 8.14. In accordance with Table 28 of the Leicestershire Highway Design Guide (2024), the minimum parking requirement for a residential dwelling with four or more bedrooms is three spaces. The proposed development, which includes a one-bedroom annex, comprises a total of four bedrooms. The submitted Block plan indicates provision for three parking spaces, thereby meeting the minimum requirement. As such, the proposal is not considered to have any adverse impact on highway safety or parking provision.
- 8.15. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP.

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. By virtue of the proposed ancillary residential use of the proposed annexe, its siting, subordinate single storey scale, design and the proposed use of matching external materials to ensure a satisfactory appearance, the proposal would complement the character of the surrounding area and would not result in any significant adverse impacts on the private amenity of the occupiers of any neighbouring properties. Adequate access and off-street parking would be retained within the site. The proposal would be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and Policy 22 of the Earl Shilton and Barwell Area Action 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:

Block Plan Drg No. 1695/BP, Site Location Plan, Drg No. 1695/SL, Existing, Proposed Floor Plans, Elevations. Drg No. 003, Proposed Floor Plan, Drg No, 1695 along with Application Form as received by the Local Planning Authority on the 30th June 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 materials to be used on the external elevations of proposed ancillary accommodation 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).

4. The annexe hereby permitted shall only be used for purposes ancillary to the residential dwelling 51 Avenue South, Earl Shilton and shall not be occupied, sold or leased or let, on a permanent or temporary basis, as an independent unit of residential accommodation at any time.

Reason: To ensure that the annex is not occupied as an independent unit of residential accommodation which may have additional impacts on the area in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12 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.