

Delegated Report

Planning Ref: 26/00276/HHGDO
Applicant: Mr Ryan John Auty
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 199 Leicester Road, Groby

Proposal: Notification to determine if prior approval is required for a single storey rear extension measuring 6.00 metres in depth, 3.40 metres at ridge height and 2.50 metres at eaves.

1. Recommendations

- 1.1. This is an application for prior notification under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.

2. Planning application description

- 2.1 This is a larger home extension notification for a single storey extension to the rear elevation measuring 6.00 metres in depth from the original wall (at its deepest) and 3.40 metres in maximum ridge height and 2.50 metres at eaves height at 199 Leicester Road, Groby.

3. Description of the site and the surrounding Area

- 3.1. The application site relates to a detached dormer bungalow located within the east of the settlement boundary of Groby. The dwelling is finished in facing brick and features a hipped tiled roof with a flat-roof dormer at its front elevation; it has two bow-bay windows either side of a central casement window at its principal elevation and features a detached garage/store at its east elevation. The plot benefits from a mid-height stone wall and a single-bay driveway.

Leicester Road is typified by a mixture of dwelling designs, massing and scale, but features sparse separation distances. Leicester Road is a key arterial dual-carriageway, with a maximum speed limit of 30mph.

4. Relevant Planning History

88/00652/4

- Extension to property
- Permitted
- 04.07.1988

26/00163/HOU

- Erection of a front porch
- Pending consideration

5. Publicity

- 5.1. The following neighbours were consulted:
- 201 Leicester Road, Groby
 - 195 Leicester Road, Groby

- 34 Bluebell Drive, Groby
- 36 Bluebell Drive, Groby
- 38 Bluebell Drive, Groby

No responses were received.

6. Consultation

6.1. No consultations are required for this type of application.

7. Policy

7.1. Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A National Planning Policies and Guidance.

8. Appraisal

8.1. The main consideration of this notification is whether any neighbouring properties have objected and to assess whether the development will impact the amenity of any adjacent neighbour. No objections or comments have been received by neighbouring properties.

8.2. The single-storey rear extension measures 6.00 metres in depth from the rear elevation; 3.40 metres in maximum height (2.5m eaves height) and 10.00 metres in total width, spanning the majority of the rear elevation, however would not extend beyond its existing side elevations. The proposed development would not result in a site cover exceeding 50% of the total area of the curtilage (excluding the original dwelling house). These measurements fall within the parameters for larger house extensions to a **detached house** detailed in the GPDO 2015 (as amended) Sch 2 Part 1, Class A. The proposed extension is to be finished in facing brick, which would match the exiting external materials at the property.

8.3. The determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning General Permitted Development) (England) order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A, the following criteria are acceptable:

Development is not permitted if:-

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this Schedule and the house was not created under the permitted development rights to change use.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings within the curtilage does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension does not exceed the height of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; The height of the eaves of the proposed extension would not exceed that of the original dwellinghouse.

The proposed eaves of the extension does not exceed the height of the eaves of the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-
 - (i) Forms the principal elevation of the original dwellinghouse; or
 - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse

The proposed extension does not extend beyond the principal elevation of the original dwellinghouse and does not front a highway.

- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and-
 - (iii) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (iv) exceed 4 metres in height;

This is not relevant in this application as the application is for a larger home extension under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
 - (i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) Exceed four metres in height;

The development does not extend beyond the rear wall by more than 8 metres and does not exceed 4.00 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension is proposed to be single-storey.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension is not within 2 meters of the property boundary.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
 - (i) Exceed 4 metres in height
 - (ii) Have more than one storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse

The proposed extension does not extend beyond a wall forming a side elevation of the original dwellinghouse.

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The total enlargement does not exceed the limits set out in sub-paragraphs (e) to (j). The dwelling benefits from an existing side and rear extension; the latter of which would be demolished to make way for the rear extension and. In total, the rear extension would not exceed a depth of 8.00 metres.

- k) It would consist of or include:-
 - (i) The construction or provision of a veranda, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse

The proposals do not include points (i), (ii) or (iii) above.

- l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwelling was not construction under Part 20 of this Schedule

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

This is not relevant in this application by virtue of the dwellinghouse not being located on land designated Article 2(3).

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

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. No objections have been received and therefore prior approval is not required in this case. Furthermore, based on the submission, the proposed rear extension **would** comply with the relevant provisions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development).

- 10.2. This application has been determined having regard to the following documents and plans submitted with the application:

- Application form – received by the Local Planning Authority on 23/03/26
- Proposed, Block, Site Location Plan, Drg No. 002 Proposed, Block Plan - Drg. No. 003 – received by the Local Planning Authority on 23/03/26
- Email from agent confirming dimensions and materials - received 30/04/2026