

Delegated Report

Planning Ref: 26/00294/HOU

Applicant: Mr Thacker

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 47 Hollycroft Crescent, Hinckley Leicestershire LE10 0HH

Proposal: Proposed first floor rear extension and a rendered wall finish.

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning application description

- 2.1. This householder application seeks planning permission for a first-floor extension and rendering at 47 Hollycroft Crescent, Hinckley.
- 2.2. The proposal would see an erection of a first-floor rear extension above the existing single-storey rear extension, measuring approximately 8.6m in maximum width and 3.7m in depth. The extension would feature a hipped roof form, incorporating a small, clipped section at its east adjoined side, and would serve additional bedroom accommodation with an en-suite and small storage space, which would be served by two standard casement windows.
- 2.3. Externally the dwelling would be finished in facing brick to match the existing rear and side elevation of the dwelling. The principal frontage would be finished in a grey render with timber cladding centrally to the bay windows.
- 2.4. The proposals have been amended at the request of the Case Officer to ensure that the proposed rear extension is not visible from the street scene. The original proposal

3. Description of the site and surrounding area

- 3.1. The application dwelling is located centrally along Hollycroft Crescent, within the settlement boundary of Hinckley. The street comprises two-storey semi-detached properties constructed in a mix of brick and render finishes, all benefitting from long rear gardens. The host dwelling features a hipped roof form, finished in brown facing brick with white uPVC windows. The property is not listed and does not lie within a conservation area.

4. Relevant planning history

87/00302/4

- Extensions to provide new bedroom
- Permitted
- 15.06.1987

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
No response has been received as part of the publication.

6. Consultation

7.1. No consultation required.

7. Policy

7.2. Core Strategy (2009)

- No relevant policies

7.3. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF 2023)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.2 Extensions and alterations to existing domestic properties 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.

8.3 The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and in respect of rear extensions states:

'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'.

8.4 The proposed first floor extension would retain a hipped roof structure, similar in design to the main dwelling; this would continue the roof form and would remain subordinate in ridge height, which would comply with Good Design Guidance.

8.5 The first-floor extension would sit atop the footprint of the existing ground floor extension resulting in a large extension that would project from the original rear elevation of the dwelling. Due to its positioning at the rear of the dwelling, and owing to the limited views available from the street, there would be no significant harm to the character and appearance of the dwelling or surrounding area.

8.6 The rear extension would retain the facing brick materials which is the predominant material used on the application dwelling. The windows would remain aligned sympathetically as to not detract from the original window pattern. The use of dark grey uPVC along all windows would result in a coherent material pallet.

- 8.2 The render and timber cladding at the principal elevation would not be considered to be out of keeping with the surrounding area, by virtue of the existing varied frontages. The use of grey and timber accords with the proposed fenestration material pallet and roof materials. The contrast of grey render alongside red facing brick along the side elevation would not be detrimental given the miniscule separation distances limiting the views.
- 8.3 The proposed extension and alteration respect and complement the scale, character and appearance of the existing dwelling and given that views are minimal from the public realm, the proposals are in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.4 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.5 No element of the proposal breaches 45-degrees from the central point of any neighbouring habitable and principal window. The clipped roof form ensures that the principal window on the rear elevation of No. 49 is not breached by the 45-degree rule.
- 8.6 The proposal would not introduce a blank wall with direct intervisibility of neighbouring properties, largely given the linear layout and minimal separation distances of the residential properties along Hollycroft Crescent.
- 8.7 Proposed windows replace the existing windows at the existing rear elevation and would continue to face the rear garden boundary which, given the significant length and footprint retained (87m²) following the proposals, would not result in further loss of privacy. There are no windows proposed at either side elevation of the property.
- 8.8 By virtue of the above the proposal would not result in any significant or unacceptable adverse impacts from loss of light/overshadowing or any significant or unacceptable adverse overbearing impacts to the adjoining house. No objection is received from neighbouring properties.
- 8.9 The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposed extension includes an additional bedroom. The existing front driveway is generous and would easily provide three off-street car parking spaces which would be in accordance with the guidance of the LHDG. Therefore, it is considered that the existing parking provision is adequate to serve the dwelling in this case and acceptable in respect of 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.
- 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).

10. Conclusion

- 10.1 The proposal relates to an extension and alteration of an existing dwelling located within the urban settlement boundary of Hinckley where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2 By virtue of the siting, scale, design and proposed use of render to ensure a unified and satisfactory overall appearance, it is considered that the amended proposed extension and alteration respect and complement the scale, character and appearance of the existing dwelling and the surrounding area. It is considered that the amended proposal does not result in any significant or unacceptable adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. The proposal retains adequate private amenity space and the existing off-street parking space to serve the resulting dwelling. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP, the adopted Good Design Guide 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:
 - Application Form – received by the Local Planning Authority on 26/03/26
 - Proposed Elevations, Floor Plans and Block Plan - Drg No. AVD-968-HCH-PL01A (A1) – received by the Local Planning Authority on 22/04/26

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 the proposed extension and alteration hereby permitted shall match the materials and detailing on the approved plans and elevation.

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.