

Delegated Report

Planning Reference: 25/01134/HOU
Applicant(s): Mr and Mrs Gadd
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: 16 Hornsey Rise, Wellsborough

Proposal: Erection of a single storey side and rear extension and the erection of a detached outbuilding to the rear.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks planning permission for a single-storey side and rear extension and detached outbuilding within the residential curtilage of 16 Hornsey Rise, Wellsborough.

2.2. The single-storey side and rear extension element proposes a windowed gable-roof form, projecting 8022mm from the existing rear elevation and spanning 5615mm across the rear, with a side projection of 5757mm to form a new sunroom with a footprint of 52m². The proposed windows include full-height bi-fold doors to the rear and side elevations along with six rooflights; three atop the sunroom roof slope and three serving the associated connected corridor. The depth of the single storey side and rear extension was reduced following concerns from Officers that it would breach the 45 degree rule to a neighbouring habitable window.

2.3. The proposed freestanding single-storey garden room measures 3165mm in width and projects 5165mm from the existing building, with a 500mm shared boundary separation distance and a 600mm separation distance from the rear elevation of the dwelling. The design includes full-height bi-fold doors on the left-hand elevation and proposes a dual-pitch windowed gable roof form.

2.4. All external materials are proposed to match the main dwelling by its use of facing brick and grey roof tiles.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 16 Hornsey Rise, within the open countryside and to the east of the settlement of Wellsborough. The property comprises a large detached dwelling within a small development of 19 dwellings.
- 3.2. Beyond the residential estate lies open countryside. The site is accessed via Bosworth Road.
- 3.3. The site is not located within a conservation area, nor is the property listed.

4. Relevant Planning History

- 4.1. There is no planning history associated with this property.

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. There were three objections to the scheme mainly surrounding the proposal's design inconsistency with the host dwelling, concerns over lack of sufficient boundary separation distances and breaches of the 45-degree guidance. The application has since been amended to address these issues by reducing the depth of the rear and side extension.

6. Consultation

- 6.1. There have been no objections from the following consultees:

- Sheepy Parish Council

- 6.2. No further responses have been received.

7. Policy

- 7.1. Core Strategy (2009):

- No relevant policies

- 7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. Sheepy Parish Neighbourhood Plan 2018 – 2035 (SPNP) (2022):

- Policy S8: Design

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:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties 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 residential amenity

Design and Impact upon the Character of the Area

8.2. Chapter 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. Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4. Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5. Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6. 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 (as contained in the National Design Guide and National Model

Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

- 8.7. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8. Policy S8 of the Sheepy Parish Neighbourhood Plan states development should be in keeping with the scale, form and character of its surroundings and make a positive contribution to the street-scene.
- 8.9. The width of the original host dwelling is 21m; following the proposals the width would be approximately 26m (including the outbuilding). Whilst the proposed extension would reduce the separation distance between the application dwelling and No. 14, the visual impact would be minimal given the single storey design and retention of 0.9m to the neighbouring boundary and the single storey design of the extension.
- 8.10. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.11. According to the Good Design Guide, 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. Notwithstanding the additional width, the dimensions of the proposals are proportionate to the dimensions of the main host dwelling.
- 8.12. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing, whether this is an extension to an existing building or a new home in a conservation area. The proposed use of brown brick, with timber detailing complements the main host dwelling.
- 8.13. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. Both dual-pitched windowed gable roof complements the host dwelling and given there are windowed gables on the main host dwelling this present further coherence. The pitches of both gabled roof forms match the pitch of the main dwelling.
- 8.14. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical fenestration rhythm together with the proportion of openings is either reflected or complemented. The use of bi-fold doors to both the rear and inward side elevations of both elements reflect the existing fenestration at the rear of the dwelling.
- 8.15. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy S8 of the Sheepy Parish Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.16. Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.17. Policy DM10(a) and (b) of the SADMP states 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.
- 8.18. The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.19. Notwithstanding this, these separation distances are the minimum standards that are required, and every application will 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.
- 8.20. The windows proposed on the ground floor includes bi-fold doors/window which face either to the rear of the property boundary or inward (toward the host dwelling's patio) – they do not face any neighbouring residential dwelling elevation. The side access door on the west elevation would not have direct intervisibility of the neighbouring dwelling, No. 14. As a result, no element of the proposal would result in loss of privacy for neighbouring properties.
- 8.21. The 45-degree guidance, as set out in the Good Design Guide, is applied for planning applications for extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This guidance has not been breached following amendments to the scheme, and the proposals would not result in substantial loss of light for any neighbouring property.
- 8.22. Both elements of the proposal introduce built form which sit close to the boundaries with both 14 and 18 Hornsey Rise. Given the presence of boundary treatment, the separation distance between the proposed buildings and the neighbouring dwellings, and the scale of the gardens of the neighbouring dwellings, it is not considered that the proposals would cause unacceptable overbearing or oppressive impacts upon the amenity space of the neighbouring dwellings.
- 8.23. To comply with the Good Design Guide, dwellings with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are all provided with private outdoor amenity space that exceeds 20m in length and 625m² in total area, which is compliant with the Good Design Guide.

- 8.24. By virtue of the above the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the 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. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

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 received by the Local Planning Authority as follows:

- Application Form (received by the Local Planning Authority on 26/11/25)
- Proposed Elevations and Floor Plans - Drg No. 25/108/04e (received by the Local Planning Authority on 13/01/26)
- Proposed Block Plan - Drg no. 25/108 06A (received by the Local Planning Authority on 08/01/26)

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 outbuilding shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.