

Delegated Report

Planning Reference: 25/00927/HOU
Applicant(s): Mr Gareth Hunt
Ward: Twycross Sheepy and Witherley



Hinckley & Bosworth
Borough Council

Application Site: Greenleaves, Pinwall Lane, Pinwall,
Atherstone

Proposal: Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage.

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 two-storey side extension, balcony and dual-pitched dormer to the rear elevation of the original dwelling and extension to the existing garage at Greenleaves, Pinwall Lane, Pinwall.
- 2.2. The proposed two-storey side extension extends 3m from the existing western side elevation with a depth of 7.1m. It would be set back from the principal elevation by 0.5m and set down from the existing ridge line by 0.8m. It would have an eaves height of 4.5m and a ridge height of 7.5m.
- 2.3. The proposed side extension includes a first-floor open balcony, located to the rear of the side extension element on the western elevation. It extends 3m from the western elevation of the extension for a length of 3.8m and spans from the rear of the side extension to sit in line with the rear elevation of the existing dwelling.
- 2.4. The proposed dormer is to serve an internal loft conversion forming a study space. The loft conversion involves the construction of a pitched dormer on the rear roof slope of the existing dwelling and a roof light on the front roof elevation. The proposed dormer has a gabled roof and is positioned to the east of the existing projecting gable, featuring a 2.5m wide casement window.
- 2.5. The garage is proposed to add a footprint of approximately 47m² to its existing 96m², adding a width of 3m and a depth of approximately 10m to its western side elevation, resulting in an overall 'L-shaped' addition continuing its varied elevation design. The eaves and main ridge height of the proposed garage extension is to match the existing with a subservient gabled projection serving a full-length front and side

elevation sliding door/window. The garage extension will be accessed via the principal elevation and the garage extension is proposed to serve an indoor gym.

- 2.6. The materials proposed include a light render for both the garage and two-storey side extension element with roof materials to match the existing roof. Fenestration frames will be finished in a dark grey uPVC.
- 2.7. New fenestration proposed includes a 0.9m wide by 3m tall window at the front elevation, which spans both the ground and first floors and a full-height glazed gable window that spans both floors and the loft gable of the house at its western elevation. Fenestration along the garage includes a standard casement window at the west elevation, a full-length window spanning the west and south elevations, not exceeding 8m in length and a proposed entry at the south elevation.
- 2.8. The application follows pre-application advice (REF: 25/10027/PREHMO) issued in April 2025, following the scheme for the erection of a two-storey side extension, balcony, dormer at loft level and increase of garage footprint.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at Greenleaves, Pinwall Lane, Pinwall within the countryside. The property comprises a two-storey semi-detached dwelling situated on a large plot measuring approximately 3000m², with an expansion previously granted residential garden status with a certificate of lawful existing use (REF: 24/00684/CLE).
- 3.2. The dwelling is constructed in red brick with a tiled roof and features cream render at its western elevation. The property is set back 20m from the highway by a hard-surfaced front driveway and various degrees of vegetation.
- 3.3. The surrounding area is predominantly rural in nature and is part of a cluster of four nearby dwellings. Properties in the vicinity are generally of similar scale and design. There are no properties to the west, south or north (side, opposite or rear) of the application dwelling, only open rural fields.
- 3.4. The site is bounded by a brick wall and accessed from Pinwall Lane via an existing driveway with associated gates. Pinwall Lane is an adopted and classified 'C' road subject to a speed limit of 60mph. Existing parking areas are located to the front of the application dwelling, and to the side of the dwelling to the front of the application garage. The access drive and parking areas are paved.

4. Relevant Planning History

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

- **24/00684/CLE**

Lawful development certificate for the existing use of agricultural land as garden

Certificate of Lawful Existing Use
19.08.2024

- **25/10027/PREHMO**

Pre-application advice for a proposed side extension to dwelling house, loft conversion and extension to garage for gym

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.

5.2. No responses have been received.

6. Consultation

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

- LCC's Ecology Unit

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 DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- 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 S1: Countryside
- 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
- Impact upon parking provision and highway safety
- Impact upon ecology

Design and Impact upon the Character of the Area

8.2. The two-storey side extension adheres to Good Design Guidance given that it would be set back from the principal elevation by 0.5m and set down from the existing ridge line by 0.8m. This helps to respect the original design of the dwelling and mitigates any terracing effect.

8.3. The garage outbuilding at the rear, although extended, remains subordinate to the main dwelling and does not exceed 50% coverage of the residential curtilage. This adheres to the Good Design Guidance on outbuildings.

8.4. The balcony is sited to the rear of the two-storey side extension and is screened from public view. The projecting dual-pitched porch, although sits centrally to the principal elevation of the dwelling, accords with the roofscape of the host dwelling and its dimensions and footprint are proportionate.

8.5. The pre-application report states:

The residential character of the surrounding area is set by the cluster of four dwellings to the north-east of Pinwall Lane, of which the application dwelling is one. These dwellings have a uniform materiality comprised of red brick walls with tiled roofs and where extensions have occurred, this materiality has continued. It is therefore considered that the proposed external wall materials for the two-storey side extension do not adequately respond to the character of the surrounding area.

8.6. Although there is some existing secondary render to the exterior of the existing dwelling, the use of light render to the external walls of the two-storey side extension and the front projecting porch would contrast with the existing street scene to some degree. This is mitigated, however by the retention of facing brick at the exterior walls of the main dwelling and is considered acceptable on balance.

- 8.7. The ridge of the proposed dual-pitched dormer at the rear sits higher than the existing projecting gable, which represents an incongruous roof form of the rear elevation. This was commented upon in the pre-application guidance. Given the dormer is at the rear of the dwelling and this is largely screened from public view, there is no significant visual harm or conflict with Policy DM10 in design terms.
- 8.8. Fenestration proposed along the principal elevation includes a 3m tall window spanning both floors. The design of this window contrasts with the more traditional style and proportions of the existing window, but as it is clearly part of an extension to the main dwelling, the contrasting contemporary design is considered acceptable in this case. The two-storey windowed gable element on the side (west) elevation represents another contemporary feature of the proposal. Whilst this does not necessarily complement the existing design, there is not considered to be significant visual harm given the orientation and location of the dwelling. The 8m wide full-length window spanning the west and south elevations of the garage outbuilding have no intervisibility of the agricultural land to the north and have sufficient distance from the highway to mitigate any public views. The fenestration is further softened by vegetation along the property boundaries.
- 8.9. 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

- 8.10. The pre-application report states:

To the north-west of the existing dwelling is extended private garden space of over 1,000 square metres in area, associated with the existing dwelling. To the rear of the dwelling are greenhouse buildings within a field and beyond that open countryside land.

Therefore, all windows within the development will look over garden land associated with the application dwelling or open fields within the countryside. No windows within the proposal face the only neighbouring dwelling, Oakleigh, to the south-east.

- 8.11. No elements of the proposed fenestration will result in loss of privacy for any neighbouring property. The rear dormer would have direct views of Oakleigh's rear garden space, but not any internal space. Nonetheless, the rear dormer does not present an unusual relationship with neighbouring properties.
- 8.12. The windows along the west and south elevation of the garage outbuilding would not result in loss of privacy for Oakleigh given they are screened by the projecting garage at the east of the building and the separation distance exceeding 20m, resulting in minimal intervisibility.
- 8.13. With regard to the balcony proposed:

Nonetheless, as the balcony does not extend beyond the existing rear elevation of the dwelling, none of these views look toward the neighbouring dwelling at Oakleigh or its rear private amenity space.

The balcony dimensions, siting and positioning remains as previously and does not extend beyond the existing rear elevation of the dwelling. This does not result in loss of privacy for neighbouring properties. The balcony would not result in excessive noise for neighbouring properties given its separation distance and it would not be dissimilar to a conventional garden space.

- 8.14. Given that the neighbouring property, Oakleigh, is sited to the east of the application dwelling and the proposals are all at the west of the application property, no aspect of the proposals breach the minimum separation distances in the Council's Good Design Guide.
- 8.15. 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 1800m² in total area, which is compliant with the Good Design Guide and mitigates any sense of overdevelopment.
- 8.16. The proposals would not result in excessive shadowing or loss of light for any neighbouring property, given that no element breaches the Good Design Guide's 45-degree guidance and all elements are at the western side of the property, far from neighbouring properties.
- 8.17. 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.

Impact upon Parking Provision and Highway Safety

- 8.18. The scheme does not result in additional bedroom provision and retains its current four bedrooms. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Impact upon Ecology

- 8.19. During the initial consultation period, Leicestershire's Ecology team objected to the proposals on ecology grounds and requested a Preliminary Roost Assessment. This has since been provided to the satisfaction of the Ecology team. As a result, a condition has been added to the decision notice.

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
- Proposed Elevations Dwg no. 0330-L-GA-012A
- Proposed Roof Plan Dwg no.0330- A-RF-011
- Proposed Loft Floor Plan Dwg no.0330- A-LF-010A
- Proposed Ground Floor Plan Dwg no.0330- A-GF-008A
- Proposed Property View Dwg no.0330- A-GA-018A
- Proposed Garage Elevations Dwg no.0330- A-GA-016
- Proposed Garage Plans Dwg no.0330- A-GA-015
- Location Plan Dwg no.0330- A-GA-001
- Planning Site Plan Dwg no.0330- A-GA-003
- Block Plan Dwg no.0330- A-GA-002
- All received by the Local Planning Authority on 26/09/25

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 development hereby approved shall be implemented in strict accordance with the revised plans (Proposed Biodiversity Enhancement Plan – No. 019, April 2026) and the mitigation measures in Section 6.2 of the Preliminary Roost Assessment (Sherwood Ecological, January 2026).

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 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.
2. The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.