

Delegated Report

Planning Ref: 25/00054/HOU
Applicant: Ms Hamrit Kaur Samra
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 26 Branting Hill Groby Leicester

Proposal: Single storey wrap around extension to include enclosed porch forward of the principle elevation, loft conversion with rear dormer and addition of outbuilding for home office/gym

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a side and rear single storey wrap around extension, enclosed porch, loft conversion with a rear dormer and the addition of an outbuilding at 26 Branting Hill, Groby.
- 2.2. The proposed wrap around extension would project outwards 1.50 metres from the existing front elevation with a width of 4.84 metres, would project outwards from the existing side elevation by 2.06 with a depth of 9.07 metres and would project outwards from the existing rear elevation by 3.00 metres with a width of 6.07 metres. It would feature a hipped to pitched roof form which would measure 3.71-3.67 metres to the ridge and 2.45-2.64 metres to the eaves.
- 2.3. The proposed dormer would project outwards from the existing roof slope by a maximum of 3.32 and would have a width of 6.11 metres. It would have a flat roof which would measure 2.50 metres in height.
- 2.4. The proposed outbuilding would have a width of 6.00 metres to the front elevation and 6.70 metres to the rear. It would have a depth of 5.00-8.00 metres and would have a flat roof form which would measure 2.62 metres in height.
- 2.5. Additional alterations to the main dwelling include the addition of a bay window, a new front door, side light and window to the ground floor of the front elevation, the addition of two Velux roof lights to the roof slope of the front elevation, the addition of a window to the side elevation roof floor and a Velux roof light to the roof slope, the addition of a set of six bi-fold doors to the ground floor rear elevation and the addition of two windows to the flat roof dormer.
- 2.6. Additional alterations to the outbuilding include the addition of two windows and a door to the front elevation and the addition of a window to the north-west side elevation.
- 2.7. The proposed external materials would match those of the existing dwelling.
- 2.8. Amended plans have been sought during the application process in the interests of good design and neighbouring amenity concerns. A re-consultation on the amended plans has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Groby. The application dwelling has a pitched roof form and is accommodated by red brick to the walls, brown interlocking tiles to the roof and white uPVC to the openings. A mono-pitched timber garage/store sits to the west of the site. To the sites frontage sits an area of tarmacadam gravelled hardstanding suitable to host an off-street parking provision for two vehicles.
- 3.2. The street scene is predominantly two-storey in nature with 19th century development to the south side and new development opposite. Many of the dwellings have bay windows, frontage off-street parking and have been subject to enlargements over time.

4. Relevant planning history

- None relevant.

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 comments have been received.

6. Consultation

6.1. Groby Parish Council;

"Groby Parish Council's Planning & Development Committee considered the application and had no objections."

6.2. National Highways;

"We have reviewed the submitted information. As this is for a single storey extension and an outbuilding and given the distance from our network (A46), this application will have no detrimental impact on the Strategic Road Network (SRN). With this in mind, we have no comments to make on this application."

6.3. HBBC Drainage;

"Note to Applicant:

Rainwater from the detached outbuilding roof should be positively drained into a suitable water butt, soakaway or domestic drainage system, and not be permitted to discharge directly onto the surface of the application site and neighbouring properties."

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester

7.2. Site Allocations and Development Management Policies DPD (2016)

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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- 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

8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD 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 and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.

8.3 The Councils Good Design Guide states that front extensions *“should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.”*

8.4 The Councils Good Design Guide states that *“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.”*

8.5 The Councils Good Design Guide states that *“side extensions should appear smaller in scale and massing in order to be subordinate to the main building.”*

8.6 The application seeks full planning consent for a side and rear single storey wrap around extension, enclosed porch, loft conversion with a rear dormer and the addition of an outbuilding at 26 Branting Hill, Groby.

8.7 The proposed single-storey front, side and rear wrap around extension would project outwards from the existing front elevation by a modest 1.50 metres and would extend for a width of 4.84 metres. It would extend for a width of only 2.06 metres from the main side elevation sitting flush with the shared boundary and would extend for a total depth of 9.07 metres, including an appropriate depth of 3.00 metres from the main rear elevation, and for an appropriate total width of 6.07 metres. It would have a hipped to pitched roof form which would measure 3.71-3.67 metres to the ridge and 2.45-2.64 metres to the eaves. The hipped element would not be characteristic of the existing dwelling, nevertheless, due to the wrap around nature of the extension and its clearly subordinate height the addition would not be overly prominent or result in any significant adverse visual impacts on the character or appearance of the application dwelling or wider street scene in this case. Furthermore, hipped roof forms can be observed within the wider street scene.

Notwithstanding that the proposal would extend the dwelling to three sides, the proposed front, side and rear extensions are rightly modest in size.

- 8.8 The Councils Good Design Guide states that *'Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene. Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity.'*
- 8.9 The proposed dormer would be located within the main rear roof slope and would measure 6.11 metres in width by 3.32 metres in depth by 2.50 metres in height with a flat roof design that would be marginally subordinate to the existing main roof ridge. It would be constructed off the existing rear wall plate and finished in matching hanging tiles and as a result would not over-dominate the rear elevation. By virtue of its siting to the rear and its subordinate flat roof design the dormer would not be prominent within any street scene and therefore would not result in any significant adverse visual impacts on the character or appearance of the surrounding area. Only two windows are proposed in the dormer and are considered to be of appropriate size and proportion.
- 8.10 The proposed outbuilding would be located towards the rear south-west corner of the private amenity space and would be set in from the south-east elevation by a minimum of 0.79 metres, the south-west elevation by a minimum of 1.11 metres and from the north-west elevation by a minimum of 1.08 metres. The proposal would be rectangular/triangular in footprint with a width of 6.64 metres and a depth of 5.14 metres. The design would have a flat roof form with a height of 2.62 metres. The rear garden of the dwelling would still provide a more than adequate useable private garden/amenity space to serve the dwelling and proposed, therefore, it is considered that the proposal would not result in any over development of the site. The proposal would be used as a gym/store with a shower room and would be detached from, but not remote from, the existing dwelling and would lie within its residential curtilage. The outbuilding would neither be viewable from a public vantage point and as so would not bear a significant impact upon the character of the area.
- 8.11 A condition has been considered appropriate to ensure that the outbuilding shall only be used for purposes ancillary to the residential occupation of the application dwelling known as 26 Branting Hil, Groby and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.
- 8.12 Additional alterations to the main dwelling include the addition of a bay window, a new front door, side light and window to the ground floor of the front elevation, the addition of two Velux roof lights to the roof slope of the front elevation, the addition of a window to the side elevation roof floor and a Velux roof light to the roof slope, and the addition of a set of six bi-fold doors to the ground floor rear elevation.
- 8.13 Additional alterations to the outbuilding include the addition of two windows and a door to the front elevation and the addition of a window to the north-west side elevation.
- 8.14 The proposed external materials would match those of the existing dwelling.
- 8.15 By virtue of their siting, scale and the proposed use of matching corresponding external materials in the construction to ensure a uniform appearance, it is considered that the proposals would be acceptable in design terms and would respect and complement the scale, character and appearance of the existing dwelling. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD, and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.16 Policy DM10 of the Site Allocations and Development Management Policies DPD requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.17 The Councils Good Design Guide seeks to ensure that *“The 45 degree rule is applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.”*
- 8.18 The proposed rear extension would project 3.00 metres further than the rear elevation of 28 Branting Hill, breaching the 45 degree rule by a fair amount. This element of the extension could, however, be carried out under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). By virtue of this and knowledge that the owner of no.28 has not raised any objections to the current application it is considered in this case to be acceptable. The internal layout of no.28 features an open living space, accounting for this an acceptable level of light will still be received from both the front and rear windows. No additional windows are proposed to the immediate side elevation bearing no impacts in terms of loss of privacy.
- 8.19 The proposed rear extension would extend to the shared boundary with 24 Branting Hill and would result in an additional 4.50 metres of built form. Despite its massing, as the 45 degree rule would not be breached to the immediate primary window hosting the kitchen and the only ground floor side window is not the only primary window to the kitchen/dining room along with the extensive brick built outbuilding already present to the rear there is not considered to be any adverse impacts in terms of loss of light. A window is proposed to loft level but is to host a non-primary window (hallway) mirroring that of the window present to no.24 bearing no impacts in terms of loss of privacy.
- 8.20 The proposed dormer within the rear roof elevation would introduce upper floor windows where none currently exist. However, the dormer windows would be at a separation distance of 35.81 metres to the applicant's rear garden boundary and would face onto a main highway network adjacent to no residential dwelling. Therefore, it is considered that as a result of the separation distances, the proposal would not result in any significant or unacceptable adverse impacts on the privacy of the neighbouring occupier from direct overlooking in planning terms. The proposed rear box dormer would be located to the rear and would not extend beyond the main rear elevation of the application dwelling and therefore would not result in any significant adverse overbearing or overshadowing impacts.
- 8.21 The proposed outbuilding would be situated 28.89-29.75 metres from 24 and 28 Branting Hill, bearing no impact upon the owners/occupiers.
- 8.22 By virtue of the above, the proposals would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties and are therefore considered to be in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide. No objections have been received.

Impact upon parking provision

- 8.23 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.24 The Councils Good Design Guide states that *“Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.”*
- 8.25 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.26 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host three bedrooms instead of the existing two. The existing parking provision at the site currently hosts a parking provision for two vehicles and would not be impacted. Therefore, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the Site Allocations and Development Management Policies DPD and the Leicestershire Highways Design Guide (2024).
- 8.27 The existing garage/store (to be demolished) falls under the required internal dimensions as set out by the Leicestershire Highways Design Guide and therefore has not been included towards the existing or resulting parking provision.

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. The proposed development is for a property located within the settlement boundary of Groby. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the parking provision.

- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide. The proposal and is 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 27th January 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. 26 - BH - OS as received by the Local Planning Authority on the 27th January 2025.
- Proposed Block Plan, Drg No. 26 - BH – 105
- Proposed Plans, Drg No. 26 - BH – 102 as received by the Local Planning Authority on the 10th April 2025.
- Proposed Elevations, Drg No. 26 - BH - 103 as received by the Local Planning Authority on the 2nd May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

4. The outbuilding hereby permitted shall only be used for purposes ancillary to the residential occupation of the application dwelling known as 26 Branting Hill, Groby and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

Reason: To ensure compatible use and that the building hereby permitted is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

5. The window to the north-west elevation of the outbuilding shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide.

a. **Notes to applicant**

- a) 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.
- b) Rainwater from the detached outbuilding roof should be positively drained into a suitable water butt, soakaway or domestic drainage system, and not be permitted to discharge directly onto the surface of the application site and neighbouring properties.