

Officer Report

Planning Ref: 25/00842/HOU

Applicant: Mr Nigel Stock

Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 237 Main Street Thornton Coalville

Proposal: New bay window to replace existing bow window

Case Officer: Zahra Jam-Rotbeh (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. The applicant seeks full planning permission for erection of new bay window to replace existing bow window at 237 Main Street.
- 2.2. The proposed bay window would have a width of 1.96 metres and a depth of 0.85 metres. It would protrude from the ground level of the front elevation and would feature a pitched roof with a height of 3.25 metres.
- 2.3. The materials to be used in the proposed window would be in white uPVC to match the existing.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Coalville. The street scene is a mix of semi-detached and detached properties of different sizes, designs and finishes.
- 3.2. The property is a semi-detached, two-storey dwelling. It features a bow window on the front elevation, with a façade comprising white render brickwork.
- 3.3. The dwelling sets back from the road with a small front garden and a parking area to the side.

4. Relevant Planning History

17/00010/OUT

- Erection of detached dwelling (Outline - all matters reserved)
- OUT
- 30.03.2017

81/00090/4

- ALTERATIONS AND EXTENSIONS TO HOUSE
- PER
- 04.03.1981

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received.

6. Consultation

- 6.1. No responses have been received from Thornton Parish Council.

7. Policy

- 7.1. Core Strategy (2009):
- 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
- 7.3. National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.4. Other Relevant Guidance:
- Good Design Guide (2020)
 - National Design Guide (2024)
 - 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.
- 8.3. Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.
- 8.4. The proposed new bay window would have a width of 1.96 metres and a depth of 0.85 and it protrude from the main façade and appears to have three-panel design. It also includes a pitched roof above it, matching the existing frontage and the door design. Given the matching design and materials, the proposed bay window does not seem to have any adverse impact on the character and appearance of the main dwelling and surrounding area.
- 8.5. Proposed fenestration to the front also ensures a cohesive appearance to the existing dwelling.
- 8.6. Therefore, the proposed bay window is not considered to have any adverse impact on the character or design of the main dwelling or the surrounding street scene, and it complies with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.7. 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.
- 8.8. Policy DM10(a) and (b) of the SADMP states that 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.
- 8.9. The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45° guidance.
- 8.10. The proposed window would be located slightly less than 1 metre from the boundary and would comply with the 45-degree rule. Given the minimal change compared to the existing bow window, the proposal is not considered to result in a loss of light, overshadowing, significant loss of privacy, or overdominance. Therefore, it is not deemed to have any adverse impact on neighbouring amenities.
- 8.11. By virtue of 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

9.2. 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.

9.3. 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.

9.4. There are no known equality implications arising directly from this development.

9.5. 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. As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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:
 - Site Location Plan,
 - Block Plan,received by the local planning authority on 16 September 2025 and :
 - Existing, Proposed Elevationsalong with application form received by the local planning authority on 08 September 2025.

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 proposed window shall match the corresponding materials of the main dwelling.

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).

Notes to Applicant:

1. Development Low Risk Area - Standing Advice
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
Standing Advice valid from 1st January 2025 until 31st December 2026

2. 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.