

Delegated Report

Planning Reference: 26/00171/FUL
Applicant(s): Mr David Clayton
Ward: Markfield, Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Application Site: 33A London Road, Markfield

Proposal: Single storey front extension and conversion of existing garage and conservatory

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 front extension and garage conversion to 33A London Road, Markfield.

2.2. The front extension would project 4.5m from the recessed front elevation of the dwelling and add a width of 1.9m, resulting in a level principal elevation. The uPVC conservatory at the rear of the dwelling would be replaced with a permanent structure, broadly in line with the dimensions of the existing conservatory, spanning a depth of 1.9m from the original rear elevation of the dwelling and a width of 4.3m. The garage would be converted to a utility room and additional bedroom, whilst the front extension would serve an additional bedroom and a smaller garage at the front. The existing conservatory would be converted to a garden room.

2.3. The eaves of the proposed roof would be at a maximum of 1.9m, and the roof ridge would be at a maximum height of 3.7m, bringing it in line with the main eaves and ridge line. External materials include matching facing brick for the side extension element and matching roof tiles for the roof. Proposed fenestration includes a 4.1m wide bi-fold door at the rear elevation and two standard split-obscure glazed casement windows at the east elevation serving both additional bedrooms.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 33A London Road, within the south of the settlement boundary of Markfield. The application dwelling comprises a single-storey link-detached dwelling with facing brick and a dual-pitched roof. It features an attached car-port and garage to its east elevation, set further back from the rear elevation,

along with a suspended bay window at its front elevation. The property benefits from a private enclosed driveway with sufficient off-street parking for three vehicles and is set back 21m from the highway.

- 3.2. The site is not located within a conservation area, nor is the property listed. The site is however under the constraints of both the National and Charnwood Forests. The dwelling lies in a residential area, sited adjacent (west) to the school playing fields of Mercenfeld Primary School.

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.
- 5.2. No responses have been received.

6. Consultation

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

- Markfield Parish Council

- 6.2. No 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. Markfield Neighbourhood Plan 2020 – 2039 (MNP) (2021):

- Policy M10: 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)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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

Design and Impact upon the Character of the Area

- 8.2. The scheme adds a single-storey extension to the side of the dwelling. This remains consistent with the established material palette and roof form of the host dwelling. The side extension broadly sits within the footprint of the existing attached garage and car-port and does not introduce further depth to the principal elevation.
- 8.3. The rear extension broadly sits within the dimensions of the existing conservatory. Given that public views of this extension are minimal and given that it is not dissimilar in scale to the conservatory it replaces, therefore it is acceptable in design terms.
- 8.4. Although the property introduces width to the main host dwelling it does not impact the established separation distances and building lines by virtue of the property's siting adjacent to a large school playing field.
- 8.5. The Good Design Guide states side extensions should be both set back and set down by 0.5m. Ordinarily, this would be requested, however this is to avoid a terracing effect on two-storey properties, and given the roofline remains coherent with the main roof ridge line, it is considered acceptable in this case.
- 8.6. Roofscape is an important consideration within this application. The side extension maintains a dual-pitched roof along with the host dwelling. The single-storey rear extension utility room is covered by a projecting dual pitched roof. Notwithstanding the additional width, the roof form poses no change at the property frontage. The garden room would feature a mono-pitched roof which is not dissimilar to the existing conservatory roof.

- 8.7. 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 M10 of the Markfield Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.8. The host dwelling sits adjacent to No. 33 London Road and opposite Nos. 30, 32 and 34 London Road. There is a sufficient separation distance of 40m maintained between the properties opposite. To the rear of the site is Nos. 26 and 28 Oakfield Avenue. No. 33 London Road is therefore the sole property assessed for residential amenity impact in this application.
- 8.9. Windows proposed at the rear and east elevations do not directly face any neighbouring property elevation. The bi-fold windows proposed at the rear face the shared property boundary, which is heavily vegetated. Both the utility room casement window and bi-fold doors maintain a separation distance of 8m from this boundary and 22 from the nearest rear elevation at the rear. The two casement windows at the east elevation face the school playing field will be split obscure glazed, by condition, to protect both the privacy of the occupiers of the application dwelling and the school children when using the playing fields.
- 8.10. There is no direct intervisibility of the windows within this application and any windows at No. 33 London Road.
- 8.11. No element of the proposals projects beyond the rear elevation of the dwelling, resulting in a 45-degree breach. The increase in roof height and massing has the potential to result in some loss of light for the neighbouring school playing fields, however this would only impact a small portion of this land and would be insufficient to warrant refusal. The increase in roof massing would not result in loss of light for the No. 33 London Road.
- 8.12. Rear garden space exceeding 7.5m in depth and 54m² is maintained following the proposals, which complies with The Good Design Guide.
- 8.13. 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

- 8.14. The scheme creates two new bedrooms, which results in a property with three 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.

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 Plans and Elevations – Drg No. DMC/LR/26/01
- All received by the Local Planning Authority on 23/02/26

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. Notwithstanding the details shown on the approved plans, the two casement windows at the east elevation serving both additional bedrooms shall be fitted with obscure glazing to Pilkington Level 3 to a minimum of 50% of the window pane, with the obscure glazed section forming the lower half of each window. The windows shall be retained as such thereafter in perpetuity.

Reason: To ensure the privacy of necessary parties and to comply with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The external facing brickwork of the development hereby approved shall be constructed using bricks that match the existing dwelling in terms of colour, texture, size, and bond. The development shall thereafter be retained in accordance with these approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance complying with Policy 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.