

Delegated Report

Planning Ref: 26/00164/HOU
Applicant: Mr And Mrs Hartlett
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Southview Dawsons Lane Barwell

Proposal: Enlargement of front dormer, erection of rear dormer, ground level reduced to create Bifold door openings and rooflight added to the rear

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1 This application seeks full planning permission for the enlargement of the front dormer, erection of a rear dormer, ground level reduction to create Bifold door openings and rooflights added to the rear at Southview, Dawsons Lane, Barwell.
- 2.2 The proposed dormers would have a total depth of 5.20 metres and a width of 4.87 metres, they would feature a flat roof with an eave's height of 1.73 metres. Each dormer would have individual depths of 2.80 metres.
- 2.3 The rear ground levels in the garden are proposed to be reduced by approximately 0.70 metres and would propose a new bifold door opening and two rooflights on this side.
- 2.4 The proposed external materials include brick & render to walls and cladding or render to dormers to match the host dwelling, tiles to the roof and white uPVC to the openings.

3. Description of the site and surrounding area

- 3.1. The application site is located within the settlement boundary of Barwell. The application dwelling, Southview, is a three-bedroom semi-detached property with a gabled roof. The property features a front double dormer and is set back from the highway with existing front garden and driveway.
- 3.2. Within the street scene there is a mixture of two-storey detached and semi-detached dwellings in different design and styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character however dormers are one the common features in the area.

4. Relevant planning history

78/02264/4M

- EXTENSION TO HOUSE
- PER
- 01.03.1979

77/00002/4

- ERECTION OF BOUNDARY WALL
- PER
- 14.03.1977

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Two responses have been received. Objections have been received from one dwelling siting concerns regarding:
 - Loss of light to the neighbouring dwelling as a result of the dormer
 - Loss of sky views as a result of the dormer
 - Concerns about how the dormer would be serviced
 - Concerns regarding a terracing impact of the roof forms and the visible scale and subordination of the dormer

6. Consultation

- 6.1. No objections have been received from Barwell Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 3: Development in Barwell
- 7.2. Site Allocations and Development Management Policies DPD (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. Earl Shilton and Barwell Area Action Plan (2014)
 - Policy 22: Development and 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
 - Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to dwellings within the settlement boundary 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 neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP 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.

8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that as a result of a development there is no detriment to the character or appearance of the host building or the surrounding area. That design respects the scale, proportions and height of the existing building, neighbouring structures and overall streetscene, that fenestrations are well proportioned and building materials respect the surrounding area.

8.4. The proposed front and rear dormers would feature flat roofs. In accordance with the HBBC Good Design Guide, flat roofs on extensions are not normally considered appropriate where they do not form part of the original design of the dwelling. However, in certain circumstances—particularly where the development is not visible from the public realm and where a flat roof would reduce visual impact—they may be considered acceptable. In this case flat roof dormers are present on the existing dwelling and neighbouring properties, therefore in principle the flat roof nature of the dormers are not out of keeping.

8.5. The scale of the dormers is significant. However, they are set in from the eaves of the dwelling and the side elevations offering some visual relief. Given the siting of the property, its significant distance from the highway, and its elevated position within the streetscene, the proposal is not considered to be highly visible from the highway and public views and therefore it is not considered to result in any adverse impact on the design or character of the area. The rear dormer would not be visible from the public realm or any adjoining highways and, as such, is not considered to result in any adverse impact on the design or character of the surrounding area.

8.6. Concerns have been raised regarding a potential terracing effect with the adjoining dwelling which also has a flat roof dormer to the front of the dwelling. There will be some partial terracing and a cumulative impact from both dormers to the front elevations, however, for the reasons cited above this is not considered to result in an adverse impact to the character of the area to a significantly detrimental position.

8.7. The alterations to the rear, including the installation of a new bifold door, the removal of side openings, and the reduction in built form to the rear and side, are not considered to have any adverse impact on the design of the main dwelling or character of the surrounding area.

8.8. The proposed dormers involve inserting window openings and therefore, proposed windows are consistent with the fenestration style of the main dwelling and the attached dwelling and is not considered to have any adverse impact on the design or character of the surrounding area.

- 8.9. By virtue of the proposed dormers and alternations to the rear position, scale, design, and appearance, the proposal would on balance complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11. 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 45⁰ guidance.
- 8.12. The neighbouring properties most affected by the proposal are No. 2 Dawson's Lane to the west and Swanbourne to the east. Given the siting and design of the proposal, it is not considered to result in any adverse impact on the Swanbourne dwelling in terms of overdominance, overbearing effect, loss of privacy, or loss of light.
- 8.13. No. 2 Dawson's Lane is located to the western side of the application site and is attached to the dwelling. The proposed dormer is not considered to breach the 45-degree rule, although it would project beyond the neighbouring dormer line. A slight loss of light during the morning is anticipated; however, this impact is considered to be minor. In relation to the rear dormer, one rooflight serving a bedroom at No. 2 Dawson's Lane adjacent to the proposed dormer would be affected. Given that the rooflight would not be impacted during the afternoon and evening, and that the bedroom is served by an additional window facing south to the front, the proposal is not considered to result in a significant loss of light. Furthermore, as the affected opening is a rooflight, the development is not considered to give rise to any overdominance or overbearing effects. Overall, the proposal is not considered to result in any unacceptable impacts in terms of overdominance, overbearing effect, loss of privacy, or loss of light to this neighbouring property or its amenities.
- 8.14. By the virtue of above the proposed extensions do not result in any significant adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.2. Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.4. Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal increases the number of bedrooms from three to four, the front driveway would accommodate three car park space. Therefore, the proposal is not considered

to have any adverse impact on parking provision nor any adverse impacts on highway or pedestrian safety.

- 8.5. Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Other Matters

- 8.6. Concerns have been raised about the servicing and maintenance of the dormers. This would be a civil matter and is not a material planning consideration.

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

- Proposed Elevations, Drg No. Hartlett-020 Rev E
- Proposed Floor Plans, Drg No. Hartlett-010 Rev E
- Site Location Plan, Drg No. Hartlett-003

as received by the Local Planning Authority on the 23 February 2026.

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 development shall be in accordance with the submitted Application Form as received by the Local Planning Authority on the 23 February 2026.

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).

12 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.