

Officer Report

Planning Ref: 25/00577/HOU

Applicant: Mr Andy Smith

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 9 Swinburne Road Hinckley Leicestershire

Proposal: Erection of single storey side extension.

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 a full planning permission for the erection of single storey side extension at 9 Swinburne Road. The side extension would protrude 2.588 metres from the side elevation creating an overall width of 8.66 metres.
- 2.2. The proposed extension would also have a depth of approximately 7.64 metres, a ridge height of 3.635 metres and eaves height of 2.36 metres.
- 2.3. The extension would be in line with the original dwelling house line and would have mono-pitch roof. The extension would use brick materials matching the existing property.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of semi-detached properties of different size, design and finishes. A number of the properties within the street have had single storey side extensions. The application property is a semi-detached property.
- 3.2. 9 Swinburne Road is finished in brickwork with a render panel in the front elevation.
- 3.3. An existing garage is located to the east of the property which is greatly set back from the road.
- 3.4. The dwelling is set back from the road with a small front garden to the front with a large parking area to the side of the garden.

4. Relevant Planning History

- 4.1. No relevant planning history

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 None Relevant

7. Policy

- 7.1 Core Strategy (2009):

- Policy 4: Development in Hinckley

- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- 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 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
- Impact upon parking provision and highway safety

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 single-storey extension would project 2.58 metres from the original side elevation of the dwelling making a total width of 8.66 metres. Although it protrudes in line with the front elevation of the main dwelling without any setback from the front elevation, it remains subordinate in scale, being smaller in width than the main dwelling. Due to its modest size and single-storey nature, the extension is not considered to have any adverse impact on the streetscene. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.
- 8.5 Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding street scene.
- 8.6 Therefore, the form and design of the development is considered modest, and the scale of the extension would have a minimal impact upon the character of the area. It is considered that the development is in accordance 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 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 45⁰ guidance.

- 8.10 The most directly affected neighbouring property in relation to the proposed development is No. 7 Swinburne Road, located to the east of the application site. No. 7 features a two-storey side elevation with two non-habitable windows at first-floor level, adjacent to the proposed extension. Although the extension would align with the shared boundary, it would maintain a minimum separation distance of approximately 2.8 metres from No. 7 at its closest point. The proposal would protrude beyond the rear elevation of No. 7 but would not breach the 45° guidance. As such, the proposal complies with the HBBC Good Design Guide and is not considered to result in any adverse impact on the amenity of the neighbouring property.
- 8.11 New windows are proposed to the front and rear elevation which would not introduce additional adverse overlooking beyond the existing situation.
- 8.12 By virtue of these factors, 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

- 8.13 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.
- 8.14 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.15 According to the Leicestershire Highways Design Guide (2024), a dwelling with up to three bedrooms is required to provide a minimum of two parking spaces. The proposed development does not include any additional bedrooms and will remain as a three-bedroom property. Although the proposal would be positioned in front of the existing garage, the garage is to remain in use for storage purposes. The driveway in front of dwelling measures approximately 73.56 square metres. Based on the Leicestershire Highways Design Guide (LHDG) standard parking space dimensions of 2.4m x 5.5m in addition to 0.5m if bounded on one side, or 1m if bounded on both sides—the available space is sufficient to accommodate two off-street parking spaces in accordance with the guidance. Therefore, the proposal complies with the LHDG standards, DM17 and DM18 and is not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

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.
- 9.4 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 Dwg No: 1341.SA.25.001
 - Proposed Drawings Dwg no. 1341.SA.25.003
- All received by the local planning authority on 13 June 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).

4. The materials to be used on the external elevations of the approved development shall match the corresponding materials of the existing 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. 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.