

Delegated Report

Planning Reference: 25/00257/HOU
Applicant(s): Darren Wheatley
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Application Site: 6 Eastwoods Road, Hinckley,
Leicestershire

Proposal: Proposed two-storey side and single storey rear extension, replacement slate roof with two dormer windows on front elevation, provision of front porch, and associated alterations

Case Officer: Sullivan Archer (Senior 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 full planning permission for a single storey rear and side extension, the replacement of the existing roof and associated flat roofed dormer with a slate roof that features two pitched dormer windows and a skylight, the provision of a front porch, and the creation of four skylights on the rear elevation at 6 Eastwoods Road, Hinckley. To facilitate this development, the existing garage and rear conservatory are removed from the site.
- 2.2. The side extension externally measures 2.6m in width by 10.5m in depth, but the two-storey element of this extension is only 6.1m in depth as the development is set back from the existing property's front elevation by 0.6m and the proposal does not protrude any further to the rear than the rear elevation of the host dwelling. The side extension has a pitched roof that is set down from the main roof by 0.5m and has an eaves height that matches that of the existing dwelling.
- 2.3. The single storey rear extension externally measures is 12.1m in width by 4.4m in depth. The rear extension has a flat roof that has a maximum height of 2.7m.
- 2.4. The front porch externally measures 2.7m in width by 1.4m in depth and features a pitched roof with a ridge height of 4m.
- 2.5. The front and rear elevations are constructed with a Farrow and Ball Cornforth white render finish, but the porch and the front elevation of the side extension feature a Kuci sandstone cladded finish.

- 2.6. The Applicant agreed to revise the application description to more accurately reflect the proposed development on 08 May 2025.

3. Description of the Site and the Surrounding Area

- 3.1. The application site consists of a detached, white rendered, dormer bungalow that is located to the east of Hinckley on the western side of Eastwoods Road. Eastwoods Road is wholly residential in character, but due to the wide variety of styles and designs of buildings there is no discernible unique character to the area.

4. Relevant Planning History

- 4.1 N/A.

5. Publicity

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

6. Consultation

- 6.1 No responses have been received from statutory consultees.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 1: 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 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)
- 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 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 In accordance with the Good Design Guide, two-storey side extension appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal should be set down from the ridge of the existing house and set back from the front elevation by a minimum of 0.5m.

8.4 The two-storey side extension is set back from the principal elevation by 0.9m and the ridge height of the development is set down from the ridge height of the existing roof of the host dwelling by 0.5m. This is in accordance with the Good Design Guide and ensures that the development appears smaller in scale than and subordinate to the main dwelling. The scheme does not extend any further to side of the property than the existing attached structures within the site. By virtue of these factors, it is not considered that the two-storey side extension results in any significant adverse impacts to the character of the site or the surrounding area.

8.5 The single storey rear extension cannot be seen from public viewpoints. By virtue of its size, scale, height, and design, the single storey rear extension is not considered to result in any significant adverse impacts to the character of the site or the surrounding area.

8.6 The development replaces a larger existing flat roofed dormer window with two smaller pitched roof dormers on the principal elevation of the property. Whilst there are no other examples of pitched roof dormers within the street, the proposed amendments are considered to enhance the character of the property and therefore the character of the area in comparison to the existing flat roofed dormer.

8.7 The scheme includes a new front porch that is of a design that is not characteristic of the surrounding area. However, it is appreciated that there is a wide variety of styles and designs and materials of properties along Eastwoods Road, and the design, size, scale, and height of the front porch is proportionate to the existing dwelling. Therefore, this porch is not considered to result in a significant adverse impact to the character of the surrounding area.

- 8.8 The proposal also utilises a partial sandstone cladded finish, which is not an existing characteristic of the street scene. However, it is appreciated that there is a wide variety of styles and designs and materials of properties along Eastwoods Road. Given this is only a partial finish to the front elevation of the property, this is not considered to result in an unacceptable impact on the character of the area.
- 8.9 In summary, the proposed extensions and alterations to 6 Eastwoods Road are considered to be of an appropriate height, width, and depth to be proportionate and subordinate to the main dwelling and therefore complements the character of the site and the surrounding area. The proposal is therefore considered to be in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.10 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.11 4 Eastwoods Road is the adjacent neighbouring property to the side extension. This neighbouring dwelling extends 1.9m beyond the existing two-storey rear elevation of the host dwelling. The proposed two-storey side extension does not extend beyond this existing rear elevation and therefore this aspect of the proposal is not considered to result in any loss of light or overbearing impacts on this neighbouring property. It is noted that 4 Eastwoods Road benefits from a window on its side elevation facing the application site. Whilst a window is proposed within the utility room within this development elevation facing 4 Eastwoods Road, this can be obscure glazed via planning condition to prevent any overlooking or loss of privacy impacts.
- 8.12 The single storey extension replaces an existing rear conservatory that extended 3.1m from the rear elevation of the host dwelling. The new extension protrudes 1.4m further than the existing conservatory, and a total of 2.6m beyond the rear elevation of 4 Eastwoods Road. Due to this distance, and the limited size, scale, height and massing of the development, the rear extension is not considered to result in any significant adverse impacts to the residential amenity of 4 Eastwoods Road.
- 8.13 8 Eastwoods Road borders the south-eastern side elevation of the site. To facilitate the single storey rear extension development, the rear of the existing lounge is removed from the host property, which protruded 1.6m beyond the two-storey rear elevation of the host dwelling. Based on this, the proposal represents a 2.8m extension beyond the rear elevation of 6 Eastwoods Road beyond the existing situation. Given the limited size, scale, height and massing of the development, the rear extension is not considered to result in any significant adverse impacts to the residential amenity of 8 Eastwoods Road.

- 8.14 By virtue of these factors and the fact that there have been no objections to the scheme, the proposal does not result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.15 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.
- 8.16 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.17 Although the development removes the existing attached garage from the site, it is noted that the existing garage does not meet the dimension requirements of the Leicestershire Highway Design Guide (LHDG) to be considered to contribute to the off-street parking provision of the dwelling.
- 8.18 Given the above, the scheme does not create any new bedrooms and does not have a material impact on the site's existing vehicular site access and off-street parking provision. As a result, the proposal does not create an unacceptable impact on highway safety or the road network in accordance with Policies DM17 and DM18 of the SADMP.

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 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 received by the Local Planning Authority as follows:

- Existing & Proposed Floor Plans & Elevations (1676) (submitted: 12.05.2025)
- Proposed Block Plan (1676) (submitted: 13.05.2025)
- Site Location Plan, Drg No. 1676/SL (submitted: 13.03.2025)

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 window on the side elevations of the dwelling that is utilised for the utility on the ground floor shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below 1.7m above the floor of the room. Once so provided the window(s) 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 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.