

Delegated Report

Planning Ref: 25/00302/HOU
Applicant: Mr Tom Cantle
Ward: BuHinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 14 Laneside Drive, Hinckley, LE10 1TG

Proposal: Single storey side and rear extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks consent for a single storey side and rear extension at 14 Laneside Drive, Hinckley.
- 2.2. The proposed rear extension would project outwards from the existing main rear elevation by 3.18m in line with the existing rear garage projection, it would have a width of 5.5m. The extension is proposed to have a flat roof to a height of 2.8m with a roof lantern creating a maximum height of 3.5m. The rear extension is proposed to form a “family room”.
- 2.3. The side extension would extend 4.57m in front of the existing attached garage with a width of 2.74m. The height of the side extension would match the existing garage at 2.58m in height and would also have a flat roof. The extension would accommodate a porch area and utility with the garage being converted to an office and shower/W/C.
- 2.4. The proposed external elevation materials would match those of the existing dwelling (buff brick), the roof would be GRP or similar flat roof system and the windows/doors would be UPVC or aluminium frames with the colour yet to be determined.

3. Description of the site and surrounding area

- 3.1. The application dwelling is a two-storey, three-bedroomed property. The dwelling is set back 8m from the road with parking to the front for ~3 cars. The dwelling has an existing conservatory to the rear which would be demolished as part of this development. The rear garden is well screened with 1.8-2m high close boarded fencing. Land levels rise slightly to the rear of the garden, however, the dwelling and site of the proposed extension are level. The dwelling is constructed with a ‘buff’ brick finish and grey roof tiles.
- 3.2. The dwelling lies in the centre of five similar link-detached dwellings which all have a characteristic road-facing gable. Typically, garages ‘link’ the neighbouring houses with a flat-roof that also provides the dwelling entrances and garage driveway and most of the house are not dissimilar to their original designs. Whilst there are similarities in the character of the immediately neighbouring five dwellings, the rest of Laneside Drive is varied in character.
- 3.3. The dwelling is not within a Conservation Area with no heritage assets in the immediate area. The area is residential in character, with open countryside and defined Green Wedge to the east of Laneside Drive.

4. Relevant planning history

- None relevant.

5. Publicity

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

6. Consultation

- 6.1. None required

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - 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

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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.3. Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and

architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

- 8.4 The application seeks full planning consent for single storey side and rear extensions at 14 Laneside Drive, Hinckley.
- 8.5 The Council's Good Design Guide states that *"Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building."*
- 8.6 The proposed rear extension would not be visible from the public realm. Its scale (height, width and depth) is clearly subordinate to the main dwelling and it would be constructed from matching materials. Neighbouring dwellings have been extended to differing degrees and therefore this proposal would not appear out of context.
- 8.7 The Good Design Guide contains no clear design guidance for single storey side extensions. However, similar to the rear extension it would be clearly subordinate to the main dwelling. Continuing the same roof height as the existing garage maintains the character of the property and the set back of the extension helps create a subordinate appearance which does not interrupt the stepped building line of the property and its neighbours.
- 8.8 The Good Design Guide states that flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house. In this case there are visible elements of flat roof on the original dwelling and therefore their inclusion in the proposed extensions is acceptable.
- 8.9 The proposed external materials would match those of the existing dwelling.
- 8.10 Consequently, the proposal is a complementary addition to the dwelling which would not be prominent or result in any adverse visual impacts on the wider street scene, by virtue of this, this aspect of the proposal is considered to be in accordance with Policy DM10 of the SADMP and the general principles of the Council's Good Design Guide and NPPF.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 Policy DM10(a) and (b) of the adopted 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.
- 8.13 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. The Guide sets out a number of recommended minimum separation distances, space standards and the adoption of the 45⁰ guideline.
- 8.14 The rear extension would not protrude beyond the existing rear elevation of the garage which already runs along the shared boundary with No.16 to the southeast and therefore would not cause additional overdominance or loss of light to this dwelling.

- 8.15 The extension would protrude 2m beyond the rear elevation of No. 12 to the north west, this neighbour does not have a habitable room windows immediately adjacent to the shared boundary and there is a shed adjacent to the proposed extension. Given the modest projection of the rear extension and its distance from habitable room windows the extension would not cause adverse loss of light/overdominance to this dwelling. The 45⁰ guideline is not breached.
- 8.16 No side windows are proposed in the rear extension and therefore there would no loss of privacy to either neighbour.
- 8.17 Owing to the location of the side extension it would not impact No.12. The extension would protrude along the blank side elevation of No.14 and it would protrude no further than the front elevation of this dwelling. No windows are proposed in the side elevation and therefore the extension would also not create any adverse neighbouring impacts.
- 8.18 The Councils Good Design Guide states that *"Where single storey development is planned, the extension may extend to the boundary of the property. 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."*
- 8.19 The extensions would not comply with the above guidance, however, this is an existing situation whereby the dwelling is attached to each neighbour and therefore it would not cause additional harm.
- 8.20 The Good Design Guide states that *"Homeowners should ensure that a single extension or cumulative smaller extensions do not result in a significant loss of total garden space as this can render the plot out of keeping with its context"*. General guidelines for garden sizes are a minimum garden length of 7m and 80sqm in area for a three bedroom house. The extension retains sufficient garden space in compliance with the above standards.
- 8.21 The proposed development would therefore satisfy Policy DM10 of the SADMP in this regard.

Impact upon Parking Provision and Highway Safety

- 8.22 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. The Leicestershire Highways Design Guide (LHDG) requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. Any reduction below minimum standards will require robust justification.
- 8.23 No amendments are proposed to the existing access nor the number of bedrooms at the property (3), however, the proposals include the conversion of the existing garage and an extension to the front of this which reduces onsite parking. Nonetheless a parking plan has been provided which demonstrates that at least two cars can park to the front of the dwelling which complies with the LHDG and policy 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.

10. Conclusion

- 10.1. The proposed development is for a property located within the settlement boundary of Hinckley. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. Adequate onsite parking would also be retained. On this basis, the proposal is therefore considered to be in accordance with DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 24th March 2025.

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) and the general principles of the Council's Good Design Guide.

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

- Plans & Elevations TC01-02-25PL

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the general principles of the Council's Good Design Guide.

11.3 Notes to applicant

- a) 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.