

Delegated Report

Planning Reference: 25/00759/HOU
Applicant(s): Mr and Mrs Morley
Ward: Groby



Hinckley & Bosworth
Borough Council

Application Site: 5 Woodlands Drive, Groby

Proposal: Single storey rear extension and proposed fenestration.

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 full planning permission for a single storey rear extension and proposed fenestration at 5 Woodlands Drive, Groby.
- 2.2. The extension externally adds 7029mm depth to the principal rear façade of the dwelling at its south elevation whilst retaining its detached garage. The scheme proposes to increase the dwelling footprint from 61m² to 112m².
- 2.3. The extension does not alter the layout of the existing dwelling but proposes relocating the kitchen, along with an open-plan living space to the rear extension and converts the existing dining room to an additional bedroom.
- 2.4. Fenestration proposed at the new rear elevation includes a full size uPVC window at the left elevation and a 3.7m wide bi-fold door at the right elevation. Three 0.9m windows are proposed at the side elevations - one at the proposed relocated dining room and two at either side of the rear extension serving the kitchen and living space. A door is also proposed at the west side elevation.
- 2.5. The extension is proposed to retain the existing hipped roof structure with the addition of an additional subservient hipped roof structure to the rear of the dwelling. The external rendering of the whole dwelling will be retained and used to cover the rear extension to provide a consistent match.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-bedroom, single-storey, detached dwelling on Woodlands Drive, Groby. The property benefits from a detached concrete garage

structure and associated driveway, the principal frontage is set back 5.2m from the highway. A hipped roof structure incorporates the main dwelling, with a bow bay windows at the front left elevation and a standard casement window at the front right elevation.

- 3.2. The host dwelling is currently finished in pale yellow render. Buildings along the surrounding Woodlands Drive are wholly residential and mostly uniform in scale and massing but differ in external colour; although some dwellings have gable-to-gable roof forms, roof dormer windows and projecting hips/gabled which results in a varied street scene. The property is located to the west of, and within the settlement boundary of Groby, and within the perimeters of the National Forest. The property's rear garden is partially shaded by the National Forest, with a back gate offering direct access to the woodland.

4. Relevant Planning History

- 4.1 There are no known planning applications associated with the property.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No concerns were raised.

6. Consultation

- 6.1 There have been no objections from the following consultants:

- Groby Parish Council

- 6.2 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 21: National Forest
- Policy 22: Charnwood Forest

- 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)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- National Design Guide (2019)

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. 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 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scale should help to create a memorable sense of place.

8.5 Paragraph 136 of the NPPF highlights that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

8.6 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

- 8.7 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.8 In accordance with the Good Design Guide, extensions to the rear should be designed to be clearly subordinate to the main dwelling and should be an appropriate height, width and depth and reflect or complement the detailing and materials of the original building. Since many of the dwellings along Woodlands Drive feature rear extensions of similar scale and design any non-compliance with this guidance would not result in an incongruous addition. However, given the finishing materials are proposed to match the existing and relative clearance distances from the original side elevations are maintained, the rear extension is designed to be subordinate to the main dwelling by virtue of these factors.
- 8.9 The rear extension cannot be seen from the principal elevation of any nearby dwelling and is significantly screened by the presence of the host dwelling's pre-existing detached garage and the neighbouring property's detached garage, which is of a similar layout to the host dwelling and therefore the extension is conveniently nestled within both outbuildings and is virtually invisible to neighbouring properties, either side. Given its subordinate dimensions and set down roof line, the rear extension cannot be seen from the main highway or properties opposite and is therefore seen to have no detrimental impact on the street scene. Moreover, as no additional changes to the frontage are proposed, this further reinforces the conclusion that there is no impact on the street scene.
- 8.10 The existing dwelling's roof remains unchanged, while the extension incorporates a hipped roof structure, which complements and is subservient to, the existing dwelling and its roof.
- 8.11 By virtue of the design, the proposed use of matching external materials, the scale and the limited prominence of the extension, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.12 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.
- 8.13 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.

- 8.14 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.
- 8.15 A side window is proposed on the existing east elevation of the dwelling, facing directly onto the driveway of the neighbouring property at No. 3 Woodlands Drive. This window is intended to serve the dining room, compensating for the loss of its principal window due to the new extension. It will be positioned opposite a neighbouring bathroom window, which is obscure glazed. Given the modest width of the proposed window (0.9m), the presence of a chimney breast and hard boundary treatment that mitigates direct views, any potential impact on privacy or amenity is considered minimal.
- 8.16 Another 0.9m wide window is proposed at the east side elevation of the new extension element, which also directly looks onto the driveway of the neighboring property (No. 3 Woodlands Drive) and opposite a non-obscure glazed window which serves a kitchen space. This view is somewhat mitigated by the presence of the detached garage and hard boundary treatment, but it would be advisable to be obscure glazed to protect the privacy of these occupiers – this will be secured by condition.
- 8.17 The proposed window at the west side elevation of the extension, faces directly into the driveway of the neighbouring property No. 7 Woodlands Drive. The proposed window is also 0.9m in width and has direct views into a neighbouring window which serves a habitable space (albeit screened by hard boundary treatment) and should be obscure glazed to protect the privacy of these occupiers – this is secured by condition.
- 8.18 It is also important to highlight, with reference to paragraphs 8.15 and 8.16, that the dwellings along Woodlands Drive appear to have been constructed during an architectural period (likely the 1940s or 1950s) that favoured large window openings and a high degree of exposure (and at a time where household extensions were less common).
- 8.19 The Good Design Guide recommends that any extension should not breach a line measured 45° from any neighbouring habitable windows in order to avoid loss of light. As there are existing detached garage outbuildings screening both side elevations of the proposed rear extension, there is no loss of light caused by the extension's projection. Furthermore, not considering the presence of both garages, the proposed rear extension of the host dwelling does not breach the 45° guideline when measured from the centre of the nearest habitable room window at Nos. 3 and 7 Woodlands Drive.
- 8.20 The Good Design Guide states there should be a minimum separation distance of 8m from a habitable window to the blank side of a neighbouring property. As the proposed rear extension is not constructed adjacent to a neighbouring blank wall and

given the presence of both garages that already break this distance, the separation distances are not assessed.

- 8.21 The rear of the host property garden adjoins the National Forest, resulting in no impact on neighbouring properties to the rear. The extension maintains a garden length of 13m.
- 8.22 Given the presence of both detached garages, the extension will not result in an overbearing impact or loss of light for either Nos. 5 or 7 Woodlands Drive. There will be no impact on neighbouring properties in any direction.
- 8.23 The proposed rear bi-fold doors and fenestration at the rear elevation are not considered dissimilar in style or size to the existing full-length window and door on the existing rear elevation and neighbouring property extensions. In addition, given the presence of a standard boundary fence and both detached garages the fenestration does not cause any loss of privacy for any nearby property.
- 8.24 The rear elevation fenestration may have direct views into perpendicular property No. 77 Woodbank Road to the southeast, but the separation distance between is 25m and this is considered sufficient to mitigate any amenity drawbacks. In addition, the hard boundary treatment and topography further mitigate this.
- 8.25 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals will retain 13m of garden length and 150m² in total area, which is compliant with the Good Design Guide.
- 8.26 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

- 8.27 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.28 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.

- 8.29 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.
- 8.30 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.31 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.32 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. This increases to a minimum of three off-street parking spaces for properties with four or more bedrooms.
- 8.33 Any reduction below minimum standards will require robust justification.
- 8.34 Figure 44 (Dimensions) of the LHDG requires minimum parking sizes to be 2.4m in width by 5.5m in depth, and an additional 0.5m in width is required the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.
- 8.35 The scheme creates one new bedroom and makes the property a three-bedroom dwelling. As two off-street parking spaces are retained, is it reasonable to assume there is 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 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:

- Proposed Layouts – Drg No. 8114/14 Rev - received by the Local Planning Authority on 08/09/2025
- Proposed Elevations – Drg No. 8114/15 Rev - received by the Local Planning Authority on 08/09/2025
- Proposed Block Plan – Drg No. 8114/16 Rev - received by the Local Planning Authority on 08/09/2025
- Application form – received by the Local Planning Authority on 08/08/2025.

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. Any glass panes installed in the side access door on the west elevation, as well as in both ground-floor windows on the east and west elevations of the proposed extension serving the open-plan kitchen and living area, must be

fitted with obscure glazing rated at least level 3 on the Pilkington scale. This requirement is to ensure the privacy of neighbouring properties to the south. Once installed, the obscure glazing must be retained and maintained permanently.

Reason: To ensure that the privacy of neighbours is protected and 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.