

Officer Report

Planning Ref: 25/01122/HOU
Applicant: Mrs Julia Pickering
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 120 Leicester Road Hinckley Leicestershire

Proposal: Single storey side and rear extension and additional doors to front elevation

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 single storey side and rear extension and additional doors to front elevation at 120 Leicester Road Hinckley.
- 2.2. The side extension would measure 9.1 metres x 3.4 metres and it would have an eave height of 2.5 metres and a ridge height of 5.7 metres.
- 2.3. The proposed rear extension measures 2.7 metres x 2.4 metres and would feature a flat roof and a height of 2.63 metres.
- 2.4. The proposal would also propose an installation a new door to the front elevation.
- 2.5. The external walls will be finished in render to match the existing property, with white uPVC windows that complement the existing materials and finishes.

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 detached properties of different size, design and finishes. A number of the properties within the street have been extended to the side.
- 3.2. 120 Leicester Road is a two-storey detached property and is finished in white render with windows and doors in white aluminium installed on the elevations.
- 3.3. The dwelling is set back from the highway with a small front garden and a driveway.

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 response has been received.

6. Consultation

- None required

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)
- 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 on the highway and parking provision

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 side extension would project from the side of the main dwelling, it would be set down by 1.32 metres from the main roofline and set back 1.24 metres from the front elevation. It would have a pitched roof with a slope that closely matches the existing roof of the main dwelling. Due to its modest size, set down and set back the extension is considered subordinate to the main dwelling. It is not expected to have any adverse impact on the streetscene, the surrounding area, or the design of the existing property. Furthermore, its design by virtue of its scale, similar pitched roof and use of matching materials is in keeping with the character and appearance of the surrounding area and neighbouring properties.
- 8.5 A new door is proposed on the front elevation to replace the existing window on this elevation. The design of the door and its position are not considered to harm the appearance of the front elevation, nor would they have an adverse impact on the streetscene or the surrounding area.
- 8.6 The proposed rear extension would have a width of 2.7 metres and a depth of 2.4 metres. It would infill the area to the left side of the existing rear extension and align with the existing flat roofline. As a result, the proposed extension would complement the design of the existing rear elevation and is not considered to have any adverse impact on the main dwelling or the surrounding area.
- 8.7 The proposed matching fenestration to the elevations is also not considered to have any adverse impact on the main dwelling design and surrounding area.
- 8.8 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP and the NPPF (2024).

Impact upon Residential Amenity

- 8.9 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.
- 8.10 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.
- 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 properties most directly affected by the proposed development are No. 118 Leicester Road to the west and No. 122 Leicester Road to the east. The extension would project slightly beyond the rear building line of No. 118; however, it would not breach the 45-degree rule and would maintain a separation distance of 2.34 metres. There is an existing first-floor window on the side elevation of No.118 which would directly face the proposed extension. However as the windows is not a principal window serving a habitable room and acknowledging the single storey nature of the extension, the proposal would not cause an adverse loss of light or overbearing impacts. As there are no first floor windows in the proposed extension there would be no loss of privacy to this window nor from this window to future occupants.
- 8.13 Two ground-floor windows are proposed on the side elevation facing No. 118. However, due to the existing boundary treatment, these windows are not considered to result in any loss of privacy.
- 8.14 Therefore, the proposal is not considered to result in significant overlooking, loss of privacy, or overbearing impacts on this neighbouring property.
- 8.15 As mentioned above, No. 122 is located to the eastern side of the application site and would have a separation distance of approximately 0.90 metres from the proposed development. While the extension would slightly protrude beyond the rear elevation of No. 122, it remains within the limits of the 45-degree rule. Additionally, no new windows are proposed on this side, and there are no existing side-facing windows on No. 122 either. As a result, the proposal is not considered to cause any adverse impact in terms of overbearing impact, loss of privacy, loss of light, or overshadowing for neighbouring properties and amenities.
- 8.16 By virtue of above, 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

- 8.17 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.
- 8.18 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.19 Table 28 (Residential Parking Standards) of the LHDG requires that dwellings with up to three bedrooms provide a minimum of two off-street parking spaces. The proposal does not increase the number of bedrooms; however, the proposed side extension has the potential to reduce some parking space. Despite this, the existing

parking area to the front of the property will remain unchanged as part of the application. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety.

- 8.20 Therefore, the scheme is regarded as being 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.

- 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:
 - Proposed Elevations, Drg No. Pickering-021 Rev C
 - Proposed Ground Floor Plan, Drg No. Pickering-011 Rev C
 - Block, Site Location Plan, Drg No. Pickering-003

As received by the local planning authority on 22 November 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 materials to be used on the external elevations of the extension, proposed porch roof and new openings 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.