

Delegated Report

Planning Ref: 26/00120/HOU

Applicant: Mr D. Warner

Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 38 Brame Road Hinckley Leicestershire

Proposal: Two storey side and single storey rear extension

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. This householder application seeks planning permission for the construction of Two storey side and single storey rear extension at 38 Brame Road, Hinckley.

2.2. The proposed single storey rear extension would extend 2.92 metres in depth from the rear of the existing rear elevation and for a width of 9.7 metres to the rear. It would feature a mono-pitched roof design with an eaves height of 2.47 metres and a ridge height of 3.68 metres.

2.3. The proposed two-storey side extension would have a depth of 9.55 metres and a width of 3.52 metres it would also have a slight setback from the front elevation and would feature a gable roof to the side with an eaves height of 5.35 and a ridge height of 7.77 metres. Considering the single-storey rear extension, the extensions as a whole would form an L-shaped layout, wrapping around the main dwelling from the side to the rear.

2.4. The proposal would add one ensuite bedroom on the first floor, a storage area and an extension to the dining area along with a new utility room on the ground floor.

2.5. The proposed extensions would use matching facing bricks and a new matching white uPVC window with matching roof tile to complement the existing dwelling.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the urban settlement boundary of Hinckley and in a residential area. It is a three bedroom two-storey detached dwelling constructed of red facing bricks, plain roof tiles and white uPVC windows.

3.2. The Brame Road street scene is characterised by detached dwellings with a wide variety of scales, designs, styles and appearance.

3.3. The adjacent neighbouring property to the west 36 Brame Road is also a two-storey detached dwelling that has been extended to the east in 2023 and has partly filled the gap between the main dwelling and this neighbouring property.

4. Relevant planning history

Non-Relevant

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

- 5.2. One response has been received regarding the neighbouring property layout being wrong on the initial submitted plans.

Corrected ones have been submitted via the agent on 31 March 2026.

6. Consultation

- 6.1. Non-relevant

7. Policy

- 7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

- 7.2. Site Allocations and Development Management Policies (SADMP) 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) (2023)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

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

8. Appraisal

- 8.1. Extensions to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP 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.

- 8.3. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and 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.

- 8.4. The proposed single-storey rear extension would project 2.9 metres from the rear elevation of the dwelling and span a width of 9.7 metres, which is considered an appropriate scale for the property. It would incorporate a mono-pitched roof matching the existing design and remain visually subordinate to the main dwelling. Given its size, siting, and complementary design features, the extension is considered to be in keeping with the character of the main dwelling and the surrounding area.

- 8.5 According to GDG, two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.
- 8.6 The proposed two-storey side extension would include a ridge height set down of 0.79 metres and a front elevation setback of 0.5 metres. It would feature a gable roof, considering retained hipped roof structure, it would result in a cross-roof layout when viewed alongside the existing dwelling. The extension would reduce the visual gap between the property and the neighbouring dwelling at 36 Brame Road; however, this gap has already been partially enclosed by the neighbour's own extension. As both properties contribute to this reduced separation, and as the applicant has complied with established design principles regarding set-down and setback, the proposed extension is considered to remain subordinate to the main dwelling and is considered to be an acceptable scheme. Overall, the development is expected to have only a minor terracing impact on the design of the host property and the character of the surrounding area.
- 8.7 Therefore, the form and design and scale of the proposed development is not considered have any adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2024) and Good Design Guide (2020).

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 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.
- 8.11 The nearest neighbouring dwelling to the west, No. 36, is a detached two-storey property that would be affected by both the proposed side and rear extensions. However, the development would not breach the 45-degree rule. Although a separation distance of two metres is generally advised, this cannot be achieved in this case. Nevertheless, as there are no existing openings on the facing elevation of No. 36, and no new openings are proposed on the extension facing this neighbour, the scheme is not considered to result in any loss of privacy, loss of light, overdominance, or overbearing impact on the neighbouring property or its residential amenities.
- 8.12 By virtue of the above assessment, the proposal is not considered to result in any overbearing or overdominant, overlooking, or loss of privacy impacts to any of neighbouring occupiers and their amenities and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon parking provision

- 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 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to four bedrooms; According the parking plan provided, the frontage of the property is able to accommodate three off-street parking spaces. Therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.16 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Proposed Elevations, Floor Plans, Drg No. 38BR/2026 2/3
 - Section A-A, Roof Layout, Drg No. 38BR/2026 3/3
received by the local planning authority on 09 February 2026.
 - Floor Plans, Block, Site Location Plan, Drg No. 38BR/2026 1/3
(corrected plan)
received by the local planning authority on 31 March 2026.

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 proposed extension and alterations hereby permitted 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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.