

Delegated Report

Planning Reference: 25/00461/HOU
Applicant(s): Mr Patrick McDonagh
Ward: Ambien



Application Site: 59 Sherwood Road, Stoke Golding

Proposal: Front and rear extension

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 planning permission for a single-storey front and rear extension to 59 Sherwood Road, Stoke Golding.

2.2. The rear extension proposals include the removal of a conservatory at the rear of the property and replacement with a single-storey rear extension with an area of 41.6m² with an additional depth of 7.6m to the original rear elevations (not considering conservatory). The front projection is proposed to add an area of 10m² and depth of 2.36m to the original principal frontage, creating a principal frontage with a dominant projected gable. The proposed configuration and internal layout are proposed to be changed with the proposed rear extension consisting of an open-plan living, kitchen and dining room and a small side entrance. The front extension consists of the change of use from a living room to a bedroom and the additional of a second bedroom.

2.3. There are changes to fenestration proposed, with the main entrance of the dwelling being proposed on the side (Western) elevation and the front (Northern) elevation being proposed with a window on the principal frontage and another one the projecting frontage.

2.4. Existing gross floor coverage of the dwelling is 73.8m². Taking into consideration the extensions, the gross floor space will increase to 114.3m², with the projected frontage being proposed 8.6m from the highway.

3. Description of the Site and the Surrounding Area

3.1. The application dwelling is currently a single storey, semi-detached property on Sherwood Road, Stoke Golding. The property is currently set back 10.8m from the highway and has a fully hipped roof with a flat roof covering the conservatory. Most properties along Sherwood Road are typically single storey in massing with

consistent roof types, however the external finishing materials differ in colour and style. Properties along 59 Sherwood Road are wholly residential. The site sits within the settlement boundary of Stoke Golding.

4. Relevant Planning History

- 4.1 There is no known planning history associated with the property.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No objections were raised by neighbours in response to the proposals.

6. Consultation

- 6.1 There has been one objection to the amended plans from the following consultants:

- Stoke Golding Parish Council:

“The Parish Council maintains its view that this proposal represents an overdevelopment of the site. While the front extension has been slightly reduced, it remains out of keeping with the character and scale of the neighbouring bungalows.

Furthermore, the addition of two further buildings in the rear garden intensifies the development and contributes to the overall impact on the surrounding area.”

- 6.2 Stoke Golding Parish Council originally submitted objections to the original plans and elevations stating the scale and prominence of the extension appearing excessive and inconsistent with the established character of the surrounding properties. The applicant and agent were co-operative in providing revised plans.

- 6.3 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 16: Housing Density, Mix and Design

- 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 DM18: Vehicle Parking Standards

7.1. Stoke Golding Neighbourhood Plan 2020-2041 (2024)

- Policy SG1: Decision-taking
- Policy SG15: Design

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)
- 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

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 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.

8.4 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.

8.5 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.

- 8.6 In accordance with the Good Design Guide, extensions can result in changes to the built environment that if designed insensitively can have a significant negative impact.
- 8.7 Policy SG15 of the Stoke Golding Neighbourhood Plan states 'any development should be in keeping with the scale, form and character of its surroundings'.
- 8.8 There is only one notable front extension on Sherwood Road. A neighbouring property (No. 66 Sherwood Road), originally designed and configured similarly to the host dwelling, has added a front extension featuring a projecting gable that extends 1.8m from the principal frontage. The proposed front extension will differ from the majority of dwellings in the immediate street scene, but considering the existing extension at No.66 it will not be wholly out of keeping. The proposed projecting hipped roof is seen to complement the existing hipped roof and with an amended depth of 2.36m from the original principal frontage, the scale of the extension is subordinate to the original dwelling. As a result of this and the property's setback from the highway, it is regarded that on balance the front extension alone does not have a significant adverse impact on the character of the surrounding area.
- 8.9 The properties along Sherwood Road are all consistently setback similar distances from the highway and have differing boundary frontages. The host dwelling has a large shrub at its front boundary and a wooden fence at the Western shared property boundary that also provides some limited screening of the proposed front extension.
- 8.10 The rear proposals are not seen from the highway. The depth of the extension is large, but is similar in depth to surrounding extensions and/or detached garages. The ridge height of the extension is below the ridge of the original dwelling and these contribute to a subordinate appearance. As such the rear extension complies with DM10 of the SADMP, SG15 of the Stoke Golding Neighbourhood Plan and the Good Design Guide.
- 8.11 The entire façade of the dwelling is proposed to be finished in half brick, half render. As the attached semi-detached dwelling is finished in a similar design and given that there is a variety of external materials within the street, this would not have an adverse impact on the design and character of the surrounding area.
- 8.12 By virtue of its minimal front projection, sensitive roof design, consistent matching external materials and subordinate scale the proposals are considered to comply with DM10 of the SADMP, SG15 of the Stoke Golding Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.13 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.

- 8.14 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.
- 8.15 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.
- 8.16 The front elevation projecting hipped roof has a proposed height of 3.9m from base to ridge, which is lower than the dominant roof ridge which adjoins the neighbouring semi-detached dwelling. The rear extension roof line is also 3.9m from base to ridge. Due to the hipped style of the roof, this would be seen to mitigate any potential light loss, which would be caused by an equivalent gable roof.
- 8.17 The front extension does not breach the 45-degree guidance, as set out in the Good Design Guide. However, the rear extension breaches this guidance for neighbouring No. 57 Sherwood Road, as taken from the middle of the closest rear habitable window. The breach is however very minor as the extension is set 2.3m from the shared boundary. Considering the minor breach, separation distance and hipped roof of the extension the rear extension would not cause adverse over dominance to No.57 despite the breach of the 45-degree guidance. As both dwellings have South-facing gardens, this would be seen to cause only minimal light loss in the afternoon and early evening.
- 8.18 The rear elevation of neighbouring No. 61 Sherwood Road has been extended previously and as there is a garage outbuilding separating this distance, the rear extension would not cause an additional overbearing impact or loss of light for No. 61 Sherwood Road. The Good Design Guide states that a principal window should not be less than 8m from the blank side of a single storey neighbouring property. As there are no principal windows at the side of No. 61, the proposals will not cause a loss of light for said dwelling.
- 8.19 The rear extension proposal projects 7.3m from the rear original façade of the existing dwelling. The Good Design Guide states that back-to-back distances should be at least 21m. As there is a separation distance of 21m from the proposed Southern-most projected elevation to the host property boundary this will not cause an overbearing impact on any properties located on Hinckley Road.
- 8.20 The Good Design Guide states that 2-bedroom properties should have a minimum of 60m² and length of 7m of private enclosed garden space. The proposals outlined include the retention of an area of 132m² and length of 18m.

- 8.21 By virtue of the siting of the front and rear extensions, the sensitive roof line and the adequate separation distances the proposals are seen to comply with Policy DM10 of the SADMP (2016), Policy SG15 of the Stoke Golding Neighbourhood Plan and the principles set out in the Good Design Guide.

Impact upon highway safety

- 8.22 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.
- 8.23 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.
- 8.24 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.
- 8.25 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.26 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).
- 8.27 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.
- 8.28 Garages will not count towards minimum parking spaces unless the internal dimensions comply with the LHDG.
- 8.29 The proposals include the addition of a bedroom, making the property a 2-bedroom dwelling. However, as there is sufficient clearance and hardstanding at the front at the front of the property creating sufficient space for parking and this will therefore not create an impact to highway safety.
- 8.30 No alterations are proposed to the site access and therefore the development complies with Policy 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.

10. Conclusion

10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted.

11. Recommendation

11.1 **Grant planning permission** subject to the following:

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:
 - Site plans – 2443-02
 - Proposed Floor Plans 2443-03
 - Proposed Elevations 2443-05

- All received by the Local Planning Authority on 12.06.2025
- Application Form – received by the Local Planning Authority on 02.05.2025

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).

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.