

Delegated Report

Planning Ref: 24/01040/HOU

Applicant: Mrs Karen Kingston-Hughes

Ward: Cadeby, Carlton, Market Bosworth & Shackerstone

Site: 49 Stanley Road, Market Bosworth



Hinckley & Bosworth
Borough Council

Proposal: Single storey front, side, and rear extension and new decking to rear

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 full planning permission for single storey front, side and rear extensions and new decking to the rear of 49 Stanley Road, Market Bosworth.
- 2.2. The proposed single storey front extension would not extend forward of the forwardmost building line of the principal elevation of the dwelling. The extension would bring forward an existing section of the principal elevation by 1.26 metres to sit 0.2 metres behind the elevation of the existing front entrance. It extends for a width of 3.13 metres to match the existing width of this section of the principal elevation. The front extension has a lean-to roof design with a height of 2.4 metres to the eaves and 3.15 metres to the ridge.
- 2.3. The proposed single storey side extension would project outward from the existing western side elevation by a width of 2.36 metres with a depth of 9 metres. It is sited 0.2 metres behind the forwardmost building line of the principal elevation, to match the line of the proposed front extension. The side extension has a pitched roof design with a height of 2.75 metres to the eaves and 4.55 metres to the ridge.
- 2.4. The proposed single storey rear extension would project outward from the existing rear elevation by a depth of 3.92 metres and for a width of 6.18 metres. It is sited on the eastern side boundary of the development site, in line with the eastern elevation of the existing dwelling. It has a flat roof form that will host two roof lights. The rear extension has a height of 3.61 metres to the top of the roofline.
- 2.5. The proposal also involves the removal of an existing window on the first floor of the western elevation and its replacement with a smaller highlight window, required to facilitate space along the elevation for the pitched roof of the side extension.
- 2.6. The proposed external materials include red brickwork to match the existing dwelling on the front and side extensions and timber cladding to the rear extension. The front and side extensions are to have concrete tiled roofs to match the existing dwelling.
- 2.7. The proposed deck to the rear of the dwelling extends the width of the side and rear extensions to the rear of the site, before narrowing to avoid the existing summer house in the rear garden. It extends for a depth of 5.4 metres from the rear of the side extension and a depth of 3.4 metres from the rear of the rear extension with a further metre comprising a planter box and stairs down to natural ground.
- 2.8. Amendments have been sought during the application process to address design issues raised during the course of assessment with respect to separation distance from the western side boundary.

3. Description of the site and surrounding area

- 3.1. The application site contains an existing two-storey detached dwelling with an attached side carport, a rear conservatory extension and a summer house in the rear garden. The site is located in the south-west of Market Bosworth. It is within the settlement boundary but bordered to the rear by land within the designated open countryside.
- 3.2. The application site is located toward the end of Stanley Road which is a cul-de-sac that terminates to the west of the site. Stanley Road is an adopted unclassified road subject to a speed limit of 30mph.
- 3.3. The existing two-storey detached dwelling is of brick construction with two different styles of red facing brick. The original dwelling comprises smaller, darker red bricks while a later two storey front extension containing the entrance hallway is constructed of a larger, paler red brick. It has a concrete tiled roof and white uPVC windows and doors.
- 3.4. The immediate street scene is relatively uniform in nature in that it is predominantly comprised of detached dwellings with pitched roof forms. The dwellings along Stanley Road tend to be sited on the boundary on one side elevation and set back from the other side boundary. There are intermittent examples of semi-detached dwellings in the wider street scene.

4. Relevant planning history

Nil relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Market Bosworth Society
No comment.
- 6.2. Market Bosworth Parish Council

Object to the proposal on grounds of scale and crowding.

The Parish Council response stated that access to the rear of the site should be maintained and that a suitable place for bins should be shown on the plans to ensure they are not stored at the front and impact the street scene.

Since the receipt of this response the Applicant has amended the plans to reintroduce separation along the western side boundary, though not to a degree that would allow for rear access. The amended plans also show a defined bin storage area, though it is located forward of the dwelling.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 7: Key Rural Centres
 - Policy 11: Key Rural Centres Stand Alone

7.2. Site Allocations and Development Management Policies (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. Market Bosworth Neighbourhood Plan (2015)

- Policy CE1: Character and Environment

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

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

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision and highway safety

Design and impact upon the character of the area

8.2 Section 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 a 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 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, taking into account any local design guidance and supplementary planning documents such as design guide and codes.

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

8.5 The Market Bosworth Neighbourhood Plan identifies the application site as being within Character Area D: Suburban Residential as defined within the Neighbourhood Plan. Character Area D covers the main residential estates of Market Bosworth outside of the historic core which are characterised by detached and semi-detached dwellings with open-aspect front gardens and well-proportioned uniform plots with dwellings set back from the pavement.

8.6 Policy CE1 of the Market Bosworth Neighbourhood Plan seeks to ensure that new development within Market Bosworth be in keeping with its relevant Character Area as assigned within the Neighbourhood Plan. Policy CE1b seeks that development in Character Area D have particular regard to existing rooflines.

- 8.7 The Council's adopted Good Design Guide provides further guidance on the siting and design of dwelling extensions. The Good Design Guide states that side and rear extensions should be designed so as to appear subordinate to the main dwelling. This should be achieved by setting side extensions down from the ridge and back from the front elevation of the original dwelling by 0.5 metres. It further seeks that where possible, side extensions should be set back from shared boundaries by 1 metre, in the spirit of good neighbourliness.
- 8.8 For rear extensions, the Good Design Guide states that a proposal should be of appropriate height, width, depth and detailing to complement the original dwelling.
- 8.9 The Good Design Guide states that front extensions should generally not be two-storey and should not extend beyond the original elevation by more than 2 metres or cover more than 50% of the original front elevation.
- 8.10 The application seeks full planning consent for single storey extensions to the front, side and rear of the dwelling at 49 Stanley Road, Market Bosworth.
- 8.11 The proposed single storey front extension would extend 1.26 metres forward of this existing section of the dwelling but would be set 0.2 metres behind the forwardmost section of the principal elevation. The front extension would extend for a width of 3.13 metres which is 50% of the width of the existing dwelling. It has a lean-to roof form which is consistent with the existing roof form on this section of the dwelling.
- 8.12 The proposed single storey side extension would extend 2.36 metres to the side of the existing dwelling for a depth of 9.03 metres. It is set back 0.2 metres from the principal elevation of the existing dwelling. It would be set 0.25 metres from the shared western boundary, an increase from the original proposal which would have seen the extension sited directly on the boundary. It is considered that the visual separation provided by setting the extension back from this boundary is significant in the context of the street scene, where a pattern of separation is prevalent.
- 8.13 The proposed side extension has a pitched roof form, though it is counter to the existing dwelling roof in direction of the gable end. It has an eaves height of 2.75 metres and a ridge height of 4.55 metres, siting it well below the ridge height of the existing two-storey dwelling. To facilitate the roof slope along the side elevation, an existing first floor window is to be replaced with a smaller highlight window.
- 8.14 The proposed rear extension extends from the existing rear elevation for a depth of 3.92 metres at a width of 6.18 metres. It has a flat roof with a height of 3.61 metres. The rear extension partially occupies the footprint of an existing conservatory, which is proposed to be removed to facilitate the development. The extension will not be visible from the street and presents clearly as subordinate to the existing dwelling.
- 8.15 The proposed external materials for the front and side extensions would match those of the original dwelling, not including the different bricks on the previous two-storey front extension which will be rendered. The proposed external materials for the rear extension comprise timber panel cladding which does not reflect any of the existing material finishes. The use of alternate materials on the rear extension is not considered to have an adverse impact as it will have limited visibility beyond the application site.
- 8.16 The siting, size and scale of the proposed extension are considered acceptable and would not have an undue impact on the character and appearance of the area. It is therefore considered that the proposal complies with Policies DM1 and DM10 of the SADMP and Policy CE1 of the Market Bosworth Neighbourhood Plan.

Impact on neighbouring residential amenity

- 8.17 Policy DM10 of the adopted SADMP states that 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.
- 8.18 The Council's Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.19 The Good Design Guide recommends that a principal window to a habitable room should be no less than 8 metres from the blank side of a single storey neighbouring property, rising to 14 metres for a two-storey property. In addition, the separation distance between two principal windows to habitable rooms should be a minimum of 21 metres. The exception to this is where amenity and overlooking are dealt with by good design. Notwithstanding this, every application is to be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.20 To ensure that extensions do not unduly impact neighbouring dwelling's access to light, the Good Design Guide seeks that extensions not project beyond a 45-degree angle from the primary habitable room windows on the ground floor of existing neighbouring dwellings.
- 8.21 Further, The Good Design Guide seeks that dwellings of three or more bedrooms provide a minimum of 80 square metres of outdoor amenity space with a minimum length of 7 metres.
- 8.22 The proposed rear extension includes a large square window on the western side elevation. The window is sited at ground floor level and is provided visual screening by the existing boundary treatments. It also replaces a fully glazed conservatory in a comparable position and therefore is not considered to introduce further harm.
- 8.23 The proposal also necessitates the removal of an existing first floor window to accommodate the gable of the side extension. The existing larger window is to be replaced with a smaller highlight window. This window is located in the first floor landing and is not a primary window to a habitable room. Furthermore, the impact from this window is existing and is considered to be reduced by the replacement, as the new window is both smaller and has an increased sill height.
- 8.24 All other windows forming part of the proposal face toward the rear of the site, which looks out over open countryside, or toward Stanley Road.
- 8.25 The proposed side extension faces a blank elevation at 51 Stanley Road to the west. The proposed rear extension is not in line with the dwelling at 47 Stanley Road to the east and is not considered to be visually overbearing to the garden of this dwelling given the single storey height and flat roof form of the extension.
- 8.26 The Applicant has provided diagrams demonstrating that the proposed extensions do not project beyond the 45-degree line as measured from primary habitable room windows on the neighbouring dwellings at 51 and 47 Stanley Road. As such it is considered that the proposal does not restrict neighbour's reasonable access to natural light.
- 8.27 The proposal retains in excess of 80 square metres of outdoor amenity space with a minimum length of 7 metres, to the rear of the dwelling.
- 8.28 Considering the above and given there have been no objections received from neighbours, it is considered that the proposal would not result in significant adverse impacts to neighbouring properties or a loss in privacy to occupiers of those

properties. The proposal is therefore considered to be in accordance with Policy DM10 of the SADMP and the general principles of the Good Design Guide.

Impact upon parking provision and highway safety

- 8.29 Policy DM17 of the SADMP supports development that does not have an adverse impact upon highway safety. All proposals for new development 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 guidance is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.30 Policy DM18 of the SADMP requires that developments demonstrate an adequate level of off-street parking provision. The required rate and dimensions of off-street parking provision is set in the LHDG. Part 3 of the LHDG requires two off-street parking spaces for a three bedroom dwelling. The minimum dimensions for these parking spaces are to be 2.4 metres by 5.5 metres, with an additional 0.5 metre required where the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1 metre if the parking space is bounded on both sides.
- 8.31 The proposal provides two off-street parking spaces, one of which is an existing space located on the existing driveway. The other off-street parking space is to be provided to the east of the existing driveway, with a bin store area located along the eastern boundary. The dimensions of the parking area satisfy the requirements of the LHDG.
- 8.32 It is considered that the proposal provides sufficient off-street parking provision and would not have an unacceptable impact upon highway safety. Therefore, the proposal is in accordance with DM17 and DM18 of the SADMP and the requirements of 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 The proposed development is considered to complement the character and appearance of the existing dwelling and would not result in adverse impacts upon the visual amenity of the area or the amenity of neighbours to the site. It is therefore considered that the proposal is in accordance with DM1, DM10, DM17 and DM18 of the SADMP, CE1 of the Market Bosworth Neighbourhood Plan, the general

principles of the Good Design Guide, and the requirements of the LHDG. The proposal is recommended for approval subject to 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 Block Plan 24012-15
 - Proposed Site Plan 24012-12
 - Proposed Floor Plans 24012-13
 - Proposed Elevations 24012-14
- All received 07.03.2025.

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).

3. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on 13 November 2024.

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

- 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.