

Delegated Report

Planning Ref: 26/00395/HOU
Applicant: Ms Louise Johnson
Ward: Hinckley Clarendon



Site: 24 Beaumont Avenue Hinckley Leicestershire

Proposal: Two storey front extension

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. This householder planning application seeks planning permission for erection of a two-storey front extension at 24 Beaumont Avenue, Hinckley.
- 2.2. The application is proposing a slight two storey projection to the front of the property to create additional space to the existing hall and bathroom, it would have a depth of 2.35 metres and a width of 1.97 metres. This extension would remove the existing dormer and would create a gable to the front with an eaves height of 5 metres and a ridge height of 6.47 metres.
- 2.3. A new window is also proposed to the north/east (front) elevation as a part of this application.
- 2.4. The proposed material include brickwork to the front and render to the side to match the existing materials.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey semi-detached property within the settlement boundary of Hinckley.
- 3.2. The surrounding area is characterised predominantly by two-storey semi-detached dwellings constructed in a mix of render and brickwork. A number of properties within the locality have also been extended to the front.

4. Relevant Planning History **04/01126/FUL**

- EXTENSION AND ALTERATIONS TO DWELLING
- PER
- 15.11.2004

5. Publicity

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

5.2 No objections have been received.

6. Consultation

- None-Relevant

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:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- 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 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.
- 8.4 In accordance with the Good Design Guide, two-storey extensions to the front of properties are unlikely to be acceptable especially in relation to semi-detached and terraced properties as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene and car parking provision.
- 8.5 The proposed development comprises a two-storey front extension. Due to the existing first-floor front elevation being set back from the ground-floor front elevation, the proposal would project 1 metre at ground-floor level, extending the existing hallway, and 2.35 metres at first-floor level, extending the existing bathroom area. The proposed extension would not project beyond the maximum existing front building line and would create a balanced and symmetrical appearance. The design would result in the loss of the original catslide nature of the roof which was originally a key characteristic of the dwelling and those surrounding it which would have been uniform in appearance. However, this feature on the dwelling itself has already been degraded by the existing dormer. Furthermore, there are numerous and varied examples of similar extensions within the street and therefore in principle owing to the existing extensions in the area the design would not be out of keeping. The proposed roof would have a ridge height set down by approximately 0.88 metres from the existing gable to the front and a setdown of 1.60 metres to and would maintain a similar eaves height to the existing dwelling. Taking into account the modest scale of the extension, its sympathetic design, and its relationship with the existing property, the proposal is not considered to result in harm to the appearance or character of the host dwelling, the street scene, or the wider surrounding area.
- 8.6 The proposed window to the front is not considered to harm the existing fenestration or character of the surrounding area.
- 8.7 By virtue of its consistent design, the proposed use of matching external materials and the scale, 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

- 8.8 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(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.
- 8.10 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 property most directly affected by the proposed development is no. 26 Beaumont Avenue to the east. The proposed extension would not breach the 45-degree rule in relation to no.26 as the development would not protrude beyond the existing rear elevation of this property. No side facing windows are proposed and therefore the proposed development is not considered to have any overbearing, overdominance, loss of privacy or loss of light impacts to this neighbouring property and its amenities.
- 8.12 By virtue of these factors the proposal would have a slight overbearing and overlooking impacts and does not result in any adverse loss of light impacts to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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

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:

- Site Location Plan
 - Proposed Block Plan, Drg No. 2613-02
 - Proposed Floor Plans, Drg No.2613-04
 - Proposed Elevations, Drg No.2613-06
 - Proposed Parking Plan, Drg No. 2613-02B
- As received by the Local Planning Authority on 29.04.2026.

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 extensions 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).

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.