

Delegated Report

Planning Reference: 25/00579/HOU
Applicant(s): Ria Coley
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 127 Arnolds Crescent, Newbold Verdon

Proposal: Single-storey side and rear extension

Case Officer: Gwion Russell (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 a single-storey side and rear extension to 127 Arnolds Crescent, Newbold Verdon.
- 2.2. The rear element of the extension incorporates a gross footprint of 49m², dimensions of 9.7m by 5m and a flat roof with a rooflight measuring 2m by 4m. The side element of the extension incorporates a gross footprint of 9.6m², dimensions of 2.7m by 3.5m and a flat roof. In total, there will be an additional footprint of 58.6m². Both extension elements are connected and will incorporate an open plan kitchen and snug, with an enclosed WC and utility room.
- 2.3. The side and rear extension are proposed to be finished in a white render contrasting the existing brock finish of the main dwelling, with two triple-pane full-length bifold doors to the rear elevation and a side door and existing smaller window to the side elevation. All windows are proposed to be finished in matching white uPVC but the rear bifold doors will be finished in a dark grey composite material.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, detached property on Arnolds Crescent within the settlement boundary of Newbold Verdon. The main structure of the dwelling is covered with a gabled roof while the attached garage and projecting porchway is covered with a flat roof. The dwelling is finished in brown brick with white uPVC windows. Currently, there is an existing single storey rear extension at

the rear left elevation of the dwelling, which will be removed as part of the proposals.

- 3.2. Arnolds Crescent is a quiet sub-arterial road nestled within a wider residential area of Newbold Verdon. Primarily, properties along Arnolds Crescent are used for residential purposes. In terms of design, most dwellings are finished in a matching brown brick to the application dwelling, however there is some variety in finishing materials and detailing, a high degree of variety in property scale and massing.

4. Relevant Planning History

4.1 76/01428/4M

- Extensions to dwelling
- Permitted
- September 1976

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 No responses have been received.

6. Consultation

- 6.1 There have been no objections from the following consultees:

- LCC's Ecology Unit

- 6.2 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 11: Key Rural Centres Stand Alone

- 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 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5 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.

8.6 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.

- 8.7 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.
- 8.8 The proposals are visible from the rear elevations of Nos. 125 and 129 Arnold Crescent and Nos. 32 and 34 Brascote Lane, however due to the variety in massing, scale and minimal variety in external finish, the proposals are not significantly out of keeping with surrounding area. The main 'bulk' of the extension is screened from public view by the rear positioning of the proposals, behind the main dwelling and attached garage.
- 8.9 There are no proposed amendments to the principal frontage of the application dwelling. The only indication of the extension is the use of white render on the side elevation leading down the side of the dwelling and the slight increase in the height of the extension, which adds 0.5m to the height of the existing flat-roof garage. The existing garage door and matching brown brickwork at the front will remain unchanged, preserving the original appearance of the dwelling. As a result, the extension will be virtually unnoticeable from the street and will have minimal impact on the surrounding street-scene.
- 8.10 By virtue of its screened positioning and retention of front elevation materials and design 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

- 8.11 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.
- 8.12 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.
- 8.13 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. It also states that single-storey extensions should not breach 45-degrees from the centre of the nearest habitable window.
- 8.14 Measuring from the centre point of the nearest rear habitable window at No. 129 Arnolds Crescent the 45-degree guidance is not breached the proposals would therefore not create an overdominance impact for No. 129 Arnolds Crescent. The position of the rear extension may result in some minimal loss of sunlight for

neighbouring No. 129 Arnolds Crescent however, this is not harmful considering the minor protrusion beyond the rear elevation of No.129 and existing extension.

- 8.15 The application dwelling sits at a higher topography to neighbouring No. 125 Arnolds Crescent to the south. Despite this, the proposals will not cause loss of light for the occupiers of No. 125 Arnolds Crescent due to the direction of the sun-path in relation to the proposals. In addition, the proposals do not breach 45-degrees from the centre of its nearest habitable window.
- 8.16 The side window which is pre-existing and the side access door (with glass panes) at the south side elevation of the application dwelling faces the side elevation of No. 125 Arnolds Crescent, where there are no windows. As a result, this will not cause loss of privacy for the neighbouring dwelling.
- 8.17 The separation distance between two principal windows to habitable windows should be a minimum of 21m, according to the Good Design Guide. In this case, there is a separation distance of 31m from the rear facades of any neighbouring properties to the rear and therefore there will not be any loss of privacy.
- 8.18 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will 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.
- 8.19 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. Despite this guidance, it is noted the proposals are provided with private outdoor amenity space that exceeds 141m² in total area and 13m in length, which is compliant with the Good Design Guide.
- 8.20 By virtue of these factors, 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 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 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 received by the Local Planning Authority as follows:

- Application Form
- Proposed Floor Plan and Elevations (Drawing No. 219-03B)
- Block and Site Location Plan (Drawing No. 219-04)
- All received by the Local Planning Authority on 16/06/25

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. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
Standing Advice valid from 1st January 2025 until 31st December 2026.

2. 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