

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00584/HOU

APPLICANT DETAILS

Mr and Mrs Roger Smart

SITE ADDRESS

9 Warwick Close, Desford

PROPOSAL

Single storey front extension

SITE DESCRIPTION

The application site is a semi-detached residential dwelling located within the settlement boundary of Desford. Warwick Close is a residential cul-de-sac comprising of a mix of two storey detached and semi-detached dwellings. The property is set back from the road with a red brick exterior and a tiled roof. The property also benefits from off road parking, in addition to an existing integrated garage which projects forward towards the highway.

TARGET DATE FOR DECISION

12 August 2025

RELEVANT PLANNING POLICIES / GUIDANCE

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- DM1 Presumption in Favour of Sustainable Development
- DM10 Development and Design
- DM18 Vehicle Parking Standards

Desford Neighbourhood Plan 2018 – 2036 (DNP) (2021):

- Policy H1: Settlement Boundary
- Policy H7: Housing Design

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The application site is within the settlement boundary.

The site also falls within the LCC mineral consultation area and is within the SSSI impact risk zone, however due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No response received from neighbour consultation

CONSULTEE RESPONSES

No response received from Desford Parish Council

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No, but the neighbouring property had a similar single storey front extension approved some years ago
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes Majority of the dwellings in Warwick Close have a garage or extension that projects forward of the front elevation. The proposal is therefore in keeping with the character of the street scene. The proposed works are comparable in design and scale to the works approved at 3 Warwick Close (17/00923/HOU) and 7 Warwick Close (16/00849/HOU)
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes All materials are to match those of the existing dwelling
Are there any overlooking / privacy / residential or other amenity issues?	No The proposal is for a mono-pitched front extension that would align with that of the adjoining property at 7 Warwick Close. The neighbouring property at 11 Warwick Close has a garage to the front elevation which currently projects much further forward than the works being applied for within this proposal.

	Consequently, there would be no negative impact on the privacy or amenity of any neighbouring dwellings.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposal is effectively an infill between the existing garage and the adjoining neighbour at 7 Warwick Close.
Is there sufficient amenity space?	Yes The propped extension will be replacing a small portion of the existing driveway to the front elevation. Given that there are no planned changes to the existing rear garden the application will not have a detrimental impact on the amenity space.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No
Does the development impact on an archaeological site?	No

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No The application dwelling is situated within flood zone 1 and is not within a Critical Drainage Area.
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes The LHDG part 3f states that the minimum parking requirements for a 3 bedroom dwelling is 2 spaces per dwelling. These 2 spaces will be retained. Whilst the proposal incorporates the conversion
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	of a garage into a habitable room the existing garage does not meet the minimum internal dimensions to be counted in the calculations for parking provision. Consequently, there will be no loss of parking should the application be permitted. The proposed works therefore comply with the required parking standards.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No
Has an ecological survey / protected species survey been submitted?	NA
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	NA

Site visit

Has there been a site visit?	Yes Site visit was carried out on 10 July 2025
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Additional Observations

The proposal is in keeping with the character of the surrounding area in terms of the design and scale and the suggested materials complement those of the existing dwelling.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions

CASE OFFICER

Rudi Simpson

Conditions/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:

- Existing, Proposed Elevations, Sections, Floor Plan, Block, Site Location Plan, Drg No.RNS.25.WCD.001

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 alteration 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).

Informatives

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.