

Delegated Report

Planning Reference: 25/00966/HOU
Applicant(s): Mrs L. Stirling
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Application Site: 56 Priesthills Road, Hinckley

Proposal: Two storey rear extension and single storey extension to side elevation.

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 two-storey rear extension and single storey side extension to 56 Priesthills Road.
- 2.2. The rear element of the extension externally measures 3.8m in width by 5.2m in depth (at its deepest), covering a footprint of 19m² and incorporates an open plan living room, with associated external patio at ground-floor level with an additional bedroom at first-floor level. The frontage extension adds a depth of approximately 2.3m to the front elevation of the right-hand side projection and adds a modest footprint of 2.5m², extending the existing utility room.
- 2.3. The proposed development includes proposed fenestration, comprising the installation of one 2.4m wide bi-fold door at the ground-floor rear elevation of the property. At first-floor level, a 0.7m window is proposed at the east (side) elevation, serving an en-suite and a 2m wide standard casement window serving an additional proposed bedroom at the rear elevation (above the bi-fold door). A 0.9m wide frontage standard casement window is proposed at the front elevation of the single-storey extension. No other fenestration is proposed, and no further alterations are proposed to existing fenestrations.
- 2.4. The construction materials proposed for the extension include matching brickwork with the additional dual-pitched gable roof atop the two-storey extension element using grey tiles to match. The single-storey extension is proposed to continue its existing hipped roof and facing brick.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 56 Priesthills Road, within the settlement boundary of Hinckley. The property comprises a three-bedroom detached 1920s dwelling situated on a plot measuring approximately 976m².
- 3.2. The dwelling is constructed in brown brick and features a notable bow-bay window centrally its east side elevation (at both ground and first-floor level). At its principal elevation it features four symmetrically placed windows (0.8m) which serve the dining room, bedroom and bathroom respectively. Although the original 1920s dwelling remains generally as it was originally constructed, the presence of a more recently built dual-pitched detached garage in the property frontage modernises the property. In addition, there have been a number of internal reconfigurations. The property is set back 9m from the highway by a paved driveway and is bounded by hard boundary treatment at both east and west boundaries.
- 3.3. The surrounding area is predominantly residential in nature, consisting of mostly detached dwellings of similar scale and massing but differing original architectural designs. Nos. 56 and 58 Priesthills Road are broadly symmetrically laid out but differ slightly in design. Properties sited opposite the application dwelling, are predominantly semi-detached, typical of 1920 - 1940s residential design.
- 3.4. Although the application site is sited centrally to streets of linear residential development, to the side of the property plot sits two single-storey 'back-land' dwellings. The site is accessible via Priesthills Road which is a quiet sub-arterial residential road with ample on-street parking.
- 3.5. The site is not located within a conservation area, nor is the property listed.

4. Relevant Planning History

- 4.1. There is no planning history associated with this property.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. A neighbour objected to the potential loss of light the development would cause, the loss of outlook from nearby windows, and the potential overbearing impact. They also objected to the use of dark brick which would further intensify the adverse amenity impact.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- 6.2. No further responses have been received.

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
- Impact upon parking provision and highway safety

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 NGD 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 Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.9. The Good Design Guide states, where there are no public views into a site, a fully integrated two storey rear extension may be acceptable unless there is a detrimental impact on the adjacent properties. The two-storey rear extension sits flush with the side elevation of the existing dwelling and part of it is screened, minimally, by the presence of a bow-bay window at its original east elevation and, significantly, by the detached garage at the left side of the driveway. This, therefore, results in minimal public views of the rear proposals.
- 8.10. Although it has more public views, the proposed side extension integrates seamlessly with the existing side projection and therefore has minimal impact on the established street scene.
- 8.11. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing, whether this is an extension to an existing building or a new home in a conservation area. Both extensions are proposed to use a facing brick which matches the existing dwelling. One objector commented that the brick would contrast the existing dwelling brickwork too greatly and result in an oppressive wall, exacerbated by the differing brick types. Given that it would be nearly impossible to provide an exact brick match given the age of the

building and alternative the use of render may detract somewhat from its original design, a matching brick is considered to be acceptable in this case.

- 8.12. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. Both roof elements are proposed to match the existing host dwelling roofs, with a dual-pitched gabled roof atop the two-storey element and a hipped roof atop the single storey side element. Both these roof types complement the existing roof types, are seen as consistent and would not be seen to detract from the original dwelling and the street scene. To mitigate any design impact of the roofscape, the proposed gable roof has a lower ridge height than the original and provides a subordinate design, reflecting and complementing the original design of the dwelling.
- 8.13. Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented. The additional fenestration proposed is minimal, with a bi-fold door at the rear elevation and a casement window at the first-floor rear elevation – this casement window reflects the materials and dimensions of the existing casement window at the existing gable, to the left of the rear elevation. Given that the side projection element and any new fenestration proposed is relatively modest, this fenestration along the small side projection is considered separately to the main dwelling.
- 8.14. The proposed development respects the established building lines and separation distances along Priesthills Road maintaining a consistent frontage that aligns with the prevailing character of the area. The siting of the building ensures appropriate separation distances from neighbouring properties.
- 8.15. Private views of the proposals would be from neighbouring 54A and 58 Priesthills, which sit adjacent. Overall, the design is considered to be in keeping with the surrounding context and does not result in significant adverse visual impact.
- 8.16. By virtue of the above 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

- 8.17. 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.
- 8.18. 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.

- 8.19. 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.
- 8.20. 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.
- 8.21. The host dwelling sits adjacent to Nos. 54A and 58 Priesthills Road. To the rear of the application site, sits two more recently built 'back-land' dwellings – No. 54B Priesthills and No. 8C Thornfield. Given the location, positioning and siting of the two-storey extension element, this will only impact the amenity of neighbouring No. 58 Priesthills.
- 8.22. Fenestration proposed on the ground floor includes a bi-fold door, which faces the application property's rear boundary. Fenestration proposed on the first floor includes a casement window, which also faces the rear boundary and does overlook the adjacent neighbouring gardens, but this is not unusual in residential estates. This window, however, does not overlook any neighbouring internal space and therefore does not result in further loss of privacy. The window which serves the extended utility room faces the highway and does not result in loss of privacy.
- 8.23. The window that would provide the most amenity concerns would be the additional 0.7m wide window at the east elevation at first-floor level. This window is proposed to replace an existing wooden balcony and provides no further amenity harm to what currently exists. There are no principal windows located at the west facing elevation of No. 58 Priesthills and therefore this window does not have direct intervisibility of a neighbouring internal room. This concern is also further mitigated by the existing presence of a bow-bay window at first-floor level, and so this additional modest window provides minimal further harm.
- 8.24. The Good Design Guide recommends that a principal window to a habitable room in a rear elevation should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two-storey property. The two-storey side extension maintains a 9m separation distance from the west (side) elevation of No. 58 Priesthills Road. The habitable room of No. 58 that is impacted by the proposed two-storey extension has an additional window on the rear elevation, and the extension does not project any further than the existing dwelling. Therefore it is not considered that the proposed two storey rear extension would cause an unacceptable level of amenity harm for the occupiers of No. 58 Priesthills Road.
- 8.25. The wall which faces the boundary of No. 58 would impact the outlook from the neighbouring window. The affected window already directly faces the side wall of the application dwelling and so this further brick wall would cause little additional harm.

Both the existing and proposed walls remains 9m away from the side principal habitable window of No. 58.

- 8.26. The 45-degree guidance, as set out in the Good Design Guide, is applied for planning applications for extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. Neighbouring No. 58 has a dining room at the rear elevation, left hand side, which has two windows perpendicularly positioned – one bay window to its west elevation and a patio door to its right elevation. In the building's original design, the bay window would have served as the principal habitable window to the space, but the additional patio door opening provides further light into the internal space and would now likely be considered the principal window in dimensions of light entry and given the direction of the sun's path. The two-storey extension, although approximately 5m in projection, does not breach 45-degrees from the central point of this patio door, and will not result in loss of light. The 45-degree guidance is breached, however, from the centre point of the west facing bow window; however, given this is already breached by the original rear elevation of the dwelling and there maintains a 9m separation distance between both elevations of the dwelling, it is considered to be acceptable in this case.
- 8.27. In addition, the separation distance between two principal windows to habitable rooms should be a minimum of 21m. However, the Good Design Guide also states that, *"An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design."* Priesthills Road is located centrally to Hinckley and the application dwelling is sat centrally to a number of residential units. Given that it is relatively urban in nature, the 9m separation distance is not uncommon. Given that there are two habitable windows already facing each other, and the proposals only introduce a further 0.7m wide window at first-floor level, this separation distance is largely redundant.
- 8.28. The two-storey, nor single-storey side extension will not result in overdominance on the plot, given the generous size of the garden retained (approximately 48m).
- 8.29. The two-storey extension will not result in excessive shadowing for the neighbouring properties. The sun's natural path will provide adequate sunlight for the occupiers of No. 58 and the extension is far in distance from the rear garden of No. 54A .
- 8.30. To comply with the Good Design Guide, dwellings with three or more bedroom should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are all provided with private outdoor amenity space that exceeds 48m in length and 573m² in total area, which is compliant with the Good Design Guide.
- 8.31. By virtue of the above 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 considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.32. 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.
- 8.33. 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.
- 8.34. 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.
- 8.35. 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).
- 8.36. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.37. 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. Any reduction below minimum standards will require robust justification.
- 8.38. The LHDG states that garages will not normally be counted as a parking space for the purpose of calculating parking provision for:
- The garage meets the minimum dimensions
 - Planning conditions are imposed to control the use of the garage; or
 - Restrictions are placed on converting the garage to a room that can be lived in.
- 8.39. In accordance with the LHDG single bay garages should have a minimum internal dimension of 3m in width by 6m in depth, with a minimum door width for 2.3m. This increases to 6m in width with a minimum door width of 4.2m for double garages.
- 8.40. The scheme creates one new bedroom and makes the property a four-bedroom dwelling. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway

safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and 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. 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 received by the Local Planning Authority as follows:

- Application Form
- Site Location and Block Plan - Dwg no 56PR/2025-1/3
- Proposed Elevations and Floor Plans - Dwg no 56PR/2025-2/3
- Roof and Section Plans - Dwg no 56PR/2025-3/3
- All received by the Local Planning Authority on 06/10/25

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).

3. All new external materials shall match the existing dwellinghouse in terms of type, colour, texture and appearance, unless otherwise approved by the Local Planning Authority.

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).

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.