

Delegated Report

Planning Ref: 26/00440/HOU

Applicant: Mrs Samantha Fancis

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 2 Caldon Close Hinckley Leicestershire

Proposal: Rear first floor extension over existing ground floor extension with a gabled roof finish as well as other roof alterations (resubmission of 25/00275/HOU).

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 the construction of a rear first-floor extension and roof alterations at 2 Caldon Close, Hinckley.
- 2.2. The application is a re-submission of application 25/00275/FUL which sought permission for loft extensions and was refused by the Council on the 13th August 2025 on character and amenity grounds. The refusal was further dismissed at appeal, but the amenity grounds were not withheld by the inspector.
- 2.3. The proposals appearance to the front elevation remains similar to the 2025 application with the main revisions being focused to the rear. The previously proposed hipped roof elements to the rear have been removed in their entirety with the rear gables being retained. A proposed first-floor rear extension is now proposed to sit atop of the existing single-storey rear extension replicating its width and depth. It would have a rear facing gable form measuring 5.12 metres to the eaves and 8.20 metres to the ridge. Two openings are proposed to the first-floor rear elevation, with a velux roof light to the north-western roof slope.
- 2.4. The revised proposed roof alterations include the addition of a flat roof dormer to the north-western (side) elevation which would protrude outwards from the elevation by a maximum of 3.15 metres for a width of 6.80 metres and a height of 2.75 metres. An opening would sit to its side and rear elevation. The existing catslide roof would further see an increase to the eaves by 1.14 (rear) - 1.30 (front) metres and 1.40 metres to the ridge with the ground-floor roofscape partially remaining making room for an opening to the first-floor. Associated works include the addition of an opening to the existing front gables apex with a velux roof light to the south-eastern roof slope.
- 2.5. The proposed external materials would correspond to those of the existing dwelling with the exception of grey uPVC replacing the existing brown uPVC openings.
- 2.6. During the course of the application, the proposed flat roof dormer to the south-eastern (side) elevation has been removed following design concerns being raised by the case officer.

3. Description of the site and surrounding area

- 3.1. The application site is located to the southwest of, but within the identified settlement boundaries of, Hinckley. The application site is surrounded by residential properties, and Clarendon Park is located to the north-east of the site. The site is located on the western side of the cul-de-sac Caldon Close, and comprises a two-storey, four-bedroomed, detached property. The dwelling is constructed with a

partial white render finish to its first floor and a brown-brick finish to the ground floor. The front, southern side, and rear elevations of the application dwelling are considered to be visually prominent from Caldon Close.

- 3.2. Caldon Close is wholly residential in character and consists of a mixture of brick-built bungalows and two-storey dwellings. Whilst the finishes vary between the two-storey properties along Caldon Close, the front and rear of the application dwelling and the adjacent properties, 3 and 4 of Caldon Close, are very similar. The design of the front elevations of these three properties is resemblant of the prominent design for two-storey properties within the surrounding area, which includes dual pitched, gable-fronted and concrete-tiled roof designs, and secondary dual pitched, gable-ended, one-and-a-half-storey side roofs.

4. Relevant planning history

15/00507/HOU

- Single-storey rear extension
- Planning Permission
- 10.06.2015

- 4.1 On the 15th October 2024, the Applicant also sought pre-application advice from the Local Planning Authority via 24/10150/PREHMO to determine the acceptability of a loft extension for a master bedroom either under a householder planning permission or under Permitted Development Rights. Sketch Scheme 1 of this pre-application enquiry was the same development proposal that was originally submitted as part of this planning application. The advice from the Local Planning Authority was that the proposal would significantly and detrimentally impact the character of the area and the residential amenity of the adjacent dwelling, 16 Brookdale. Therefore, it was advised that both proposals were highly unlikely to be acceptable to the Local Planning Authority.

- 4.2 On the 6th August 2024, the Applicant sought pre-application advice from the Local Authority on a development for a first-floor front extension over the existing garage with a new main roof to create a second storey loft via a loft conversion via 24/10113/PREHMO. The Local Planning Authority advised that the development proposal would be highly unlikely to be acceptable to the Local Planning Authority due the scheme's significant harm to the character of the area.

24/01107/CLP

- Certificate of proposed lawful development for erection of a rear dormer
- Certificate of Proposed Lawful Use
- 05.02.2025

25/00275/HOU

- Loft extension
- Refused
- 13.08.2025

25/00023/FTPP

- Loft extension
- Appeal Dismissed
- 06.03.2026

5. Publicity

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

5.2. Following the publications, two third party objections have been received the material considerations of which are summarised below:

- Loss of light;
- Overbearing.

6. Consultation

6.1. None relevant.

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

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. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within settlement boundaries 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 neighbouring residential amenity
- Impact upon parking provision and highway safety

Design and impact upon the character of the area

8.2. Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.

8.3. To create well-designed places, Policy DP3 (2(c)) of the NPPF states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.4. Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects

of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

- 8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.6 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.
- 8.7 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, roofscapes, and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.
- 8.8 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.9 The Councils GDG states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.10 The proposed first-floor extension would sit atop of the existing flat roofed single-storey rear extension serving the dining room, which itself is not currently considered to represent particularly good design especially given its prominence within the street scene. The extension would replicate the existing extensions width and depth and would feature a rear facing gabled form as to correspond to the existing dwellings form whilst featuring matching eaves and ridge heights. Overall, the addition is considered to be a subordinate addition which would relate well to the application dwelling and its surroundings, improving the existing view from the Caldor Close approach by a small degree.
- 8.11 The Councils GDG states that two-storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).
- 8.12 The GDG recognises that roofscapes are a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, and their materiality. Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house.
- 8.13 The GDG also recognises that dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity and should reflect the window pattern of the dwelling.
- 8.14 As part of the works, the existing catslide roof to the dwellings south-eastern elevation is to be enlarged. Part of the existing roof would be retained to the front elevation with the enlargement being set-back 0.50 metres from the principle elevation as to accord with the Councils GDG, but to the rear the enlargement would sit only 0.10 metres below the dwellings overall ridge height, not according

with the Councils GDG and the eaves would further sit 0.97 metres above the existing eaves. This is regrettable as this is not considered to represent good design. Nonetheless the enlargement is not considered to merit refusal as it is not considered to create an unacceptable imbalance in the overall design of the dwelling.

- 8.15 Finally, a flat roof dormer is proposed to the north-eastern side elevation which would be predominantly screened from view with the main views of the proposed dormer being achieved from the north-east cul-de-sac of Caldon Close, the dormer would be set in from the existing roofscape with its height mirroring that of the proposed catslip enlargement and concrete interlocking tiles to its exterior as to integrate well with the roofscape. The dormer does not present good design despite the above mitigating factors, however, this would be permitted development as evidenced by the previous lawful development certificate.
- 8.16 Overall, whilst not the highest quality of designs, the proposed development is considered to be acceptable and a significant improvement when compared to the 2024 permitted development scheme which is considered to be a realistic fall-back position. The Council are now satisfied that the proposal would accord with Policy DM10 of the adopted SADMP, Policy DP3 of the NPPF, the NDG and the Councils GDG.

Impact upon neighbouring residential amenity

- 8.17 Objections have been received that the proposal would be overbearing and result in the loss of light.
- 8.18 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.19 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:
- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
- 8.20 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

- 8.21 The Council's GDG requires habitable rooms within a rear elevation to not be less than 12.00 metres from a blank elevation of a two-storey property. Habitable rooms within rear elevations of neighbouring properties should further never be less than 21.00 metres apart.
- 8.22 The proposed extensions would be situated a minimum of 25.74 metres from the nearest two-storey residential dwelling and there is no notable level change between the site and 16 Brookdale as to not bear any impacts upon the occupiers in regard to loss of light, loss of privacy or overlooking. There are already habitable windows at first-floor level in the property and the additional windows proposed would be no closer to no. 16. The proposed extensions would therefore have no additional impact on the level of privacy experienced by the occupiers of no. 16.
- 8.23 No extensions beyond the existing footprint of the dwelling are proposed, and the overall ridge height of the property has not increased. Whilst the proposed roofs have increased in height by, this is not considered to result in any overbearing or loss of light impacts to any neighbouring properties in these site-specific circumstances.
- 8.24 An opening is proposed to the immediate side elevation of 3 Caldon Close, but this is to be conditioned to be obscure glazed and non-openable. A Velux is further proposed to the roof slope of the existing forward-facing gable, but this is to be situated 5.10 metres from the immediate blank side elevation of no. 3 protecting the privacy of the occupiers.

Living conditions

- 8.25 The scheme proposes accommodation at second-floor level. Five openings are proposed, two of which would be velux roof lights providing an acceptable level of amenity to the occupants.
- 8.26 In light of the above, subject to conditions the proposal would comply with Policy DM10 of the adopted SADMP, Policy P3 of the NPPF and the Council's GDG.

Impact upon parking provision and highway safety

- 8.27 Section 15 of the NPPF promotes sustainable transport. Policy TR2 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:
- 8.28 Ultimately, development should not be prevented or refused on highways grounds if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement in accordance with Policy TR6 (4) of the NPPF.
- 8.29 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.30 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).
- 8.31 The development does not create any new bedrooms, and is not considered to have a material impact on the site's vehicular access or off-street parking provision. Therefore, the proposal does not create an unacceptable impact on highway safety

or the road network.in accordance with Policies DM17 and DM18 of the adopted SADMP, Policy TR2 and TR6 of the NPPF 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 It is considered that the proposed development would be in accordance with Policies DM7, DM10, DM17 and DM18 of the adopted SADMP, the LHDG, the Council's GDG, and Policies P3, DP3, TR2 and TR6 of the NPPF. The proposal is therefore recommended approval subject to the below conditions and informatives.

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 15th May 2026.

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), and Policy DP3 of the National Planning Policy Framework (2026).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Scheme Drawing, Drg No. 1357-04 Rev F as received by the Local Planning Authority on the 4th September 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies DP3, P3, TR2 and TR6 of the National Planning Policy Framework (2026).

4. The window to the second-floor north-western (side) elevation serving the bedroom shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy P3 of the National Planning Policy Framework (2026).

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.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.