

Delegated Report

Planning Ref: 26/00363/HOU

Applicant: Mr & Mrs Fenlon

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 225 Ashby Road Hinckley Leicestershire

Proposal: Two storey side extension and single story front and rear extension

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for erection of a two storey side extension and single-story front and rear extension at 225 Ashby Road Hinckley.
- 2.2. The proposed extensions would wrap around the main dwelling, comprising a two-storey side extension and a two-storey rear extension, forming an L-shaped layout to the extensions. Additionally, a single-storey rear extension would extend further from the two-storey rear extension section.
- 2.3. The proposed two-storey side and rear extension would measure 2.67 metres in width at the front and approximately 9.90 metres at the rear, with an overall depth of 11.03 metres. The extension would feature a pitched, cross-gabled roof design, with an eave's height of 5.61 metres, a ridge height of 8.19 metres to the side, and 7.45 metres to the rear.
- 2.4. The proposed single-storey rear extension would have a depth of 3.00 metres and the same width as the two-storey section (9.90 metres). It would feature a flat roof with an eave's height of 3.34 metres.
- 2.5. The proposed side extension would project 0.78 metres to the front and would incorporate a mono-pitched roof. It would have an eaves height of 2.64 metres and a ridge height of 3.60 metres.
- 2.6. An open front porch is also proposed, measuring 2.80 metres in width and 1.51 metres in depth. It would be supported by side pillars and feature a timber decorative gabled roof with tiled covering. The porch would have an eaves height of 2.29 metres and a ridge height of 3.39 metres.
- 2.7. Matching materials to the external elevations and the proposed roof would be in brickwork and render to the extensions and Plain tiles to match existing.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley in a residential area. It is a four bedroom two-storey semi-detached dwelling constructed of red brickworks and render, plain roof tiles and black uPVC windows.
- 3.2. Ashby Road is characterised by two-storey detached and semi-detached properties in brickwork and render with different colour and designs. There is a front garden and driveway space to the front of the dwelling.

4. Relevant planning history

02/00274/FUL

- EXTENSION TO DWELLING
- REF
- 24.04.2002

02/00833/FUL

- AMENDED APPLICATION FOR SIDE AND REAR EXTENSIONS
- PER
- 31.10.2002

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

5.2. No objections have been received.

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) DPD (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)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide

8. Appraisal

8.1. Extensions to existing domestic properties within urban 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 highway safety and parking provision

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.
- 8.3 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.
- 8.4 According to HBBC Good Design Guide (2020), 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) unless in design terms this in itself would create an imbalance in the overall design of the property.
- 8.5 The proposed two-storey side extension includes a slight set-down of 0.15 metres. The first-floor element would also be set back by 0.43 metres; however, at ground floor level, the extension would project slightly to the front by 0.78 metres. Notwithstanding this, the inclusion of the proposed open front porch and the cohesive roof design and style, which integrate with the porch, would result in an appropriate appearance. The two-storey side extension is considered subordinate to the main dwelling and in keeping with the surrounding area. As such, it would not have a detrimental impact on the character of the existing dwelling or the wider streetscene.
- 8.6 The proposed two-storey and single-storey rear extensions are considered appropriate in scale. The gabled roof form of the two-storey element would provide a symmetrical appearance in relation to the existing rear extension. The flat-roofed single-storey rear extension would not be visible from public viewpoints and is considered to be cohesive with the design of the rear elevation of the main dwelling. Therefore, the rear extensions are not considered to result in any harm to the overall design or character of the dwelling.
- 8.7 The proposed open front porch is modest in scale, and its design is considered to enhance the appearance of the front elevation. It is therefore not considered to have any adverse impact on the streetscene or the overall character of the surrounding area.
- 8.8 The proposed fenestration including doors and windows openings to the elevations is considered to complement the main dwelling design and surrounding character of the area.
- 8.9 Therefore, the form and design and scale of the proposed development is not considered have any adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2024) and principles in HBBC Good Desing Guide.
- Impact upon neighbouring residential amenity*
- 8.10 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.

- 8.11 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 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.
- 8.13 The neighbouring properties most affected by the proposal are No. 227 Ashby Road to the north and No. 223 Ashby Road to the south. The proposed rear extension would project beyond the rear building line of both neighbouring properties; however, it would not breach the 45-degree guideline. No. 227, is located on the opposite side of the proposed side extension, given the absence of any existing or proposed window to the sides facing each other and the minor projection of the front extension, it is not considered to be affected by either the side or front extensions. Overall, the proposed development is considered to have a negligible impact on this neighbouring property and would not result in any harm to its residential amenity.
- 8.14 No. 223 Ashby Road to the south would retain a separation distance of 1.35 metres, which is slightly below the generally accepted standard of 2 metres. However, given the absence of any windows in the proposed development facing this neighbouring property, as well as the lack of windows on the corresponding side of No. 223, and considering that both buildings are two-storey in nature, the proposal is not considered to result in any harm to this neighbouring property or its residential amenities.
- 8.15 By virtue of the above assessment, the proposal is not considered to result in any adverse overbearing, overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their amenities 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

- 8.16 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.
- 8.17 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.18 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal would increase the number of bedrooms from three to four. The front driveway is capable of accommodating three vehicles, and when considered alongside the existing access arrangements to the front of the property, the proposal is not considered to have any adverse impact on highway safety or parking provision and therefore, it is considered to comply with DM18 and DM17 of SADMP.

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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Elevations, Floor, Roof Plans, Block, Site Location Plan, Drg No. KADS 225AR PD001 received by the local planning authority on 20 April 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 and alterations 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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.