

Delegated Report

Planning Ref: 25/00804/HOU
Applicant: Mrs K Richardson
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 12 Belle Vue Road Earl Shilton Leicester

Proposal: Erection of 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

1.2. This application seeks full planning permission for the erection rear extension at 12 Belle Vue Road Earl Shilton Leicester.

1.3. The proposed rear extension measures 1.9 metres in depth and 4.2 metres in width. The extension will also have an eaves height of 2.5 metres and a ridge height of 4.2 metres.

1.4. The extension would be to the existing kitchen.

1.5. The proposed external materials include the white-rendered walls to match the host dwelling, tiles to the roof and brown uPVC to the openings.

3. Description of the site and surrounding area

3.1. The application site is located within the settlement boundary of Earl Shilton. The application dwelling, 12 Belle Vue Road is a bungalow with a hipped roof. The property is set back approximately 10 metres from the highway.

3.2. Within the street scene there is a mixture of two-storey and single storey detached and semi-detached dwellings in different design and styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character.

4. Relevant planning history

12/00299/HOU

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 16.07.2012

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. No comments have been received from the below consultee;
- Earl Shilton Town Council

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014
- Policy 22: Design
- 7.2. Core Strategy (2009)
- Policy 2: Development in Earl Shilton
- 7.3. Site Allocations and Development Management Policies 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
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

- 8.1. Extensions to dwellings 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

Design and impact upon the character of the area

- 8.2. 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.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.4. The proposed single-storey extension, will project 1.9 metres from the original rear elevation of the dwelling, resulting in a total building depth of 12.9 metres and a width of 4.2 metres. The extension will also have an eaves height of 2.5 metres and a ridge height of 4.2 metres which is in line with the existing roofline and therefore,

given its similar hipped roof design to the main dwelling and rear extension nature, the proposal is not considered to have any adverse impact on the streetscene and the main dwelling design. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.

- 8.5. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed extension involves inserting a door opening to the rear and therefore, proposed door is consistent with the fenestration style of the main dwelling to the rear and is not considered to have any adverse impact on the design quality or character of the surrounding area.
- 8.6. The proposed use of roof tile, render along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the existing residential dwelling.
- 8.7. By virtue of the rear extension position, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.9. 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 45° guidance. The proposed extension is not considered to breach 45° rule, and it would retain the existing separation distance of 14 metres to the neighbouring property at no.14 Belle Vue Road and more than 1 metre to the existing boundary treatment. And therefore, the extension is not considered to have any adverse impact on any neighbouring amenities in surrounding area.
- 8.10. No window is proposed as a part of proposed extension and therefore, the proposal is not considered to have any overlooking or loss of privacy to the adjacent neighbouring properties or surrounding area.
- 8.11. By the virtue of above the proposed rear extension is 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, the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.2. 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.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.

- 8.4. The proposal would not increase the number of bedrooms or any alternations to the parking area and therefore, the development is considered to comply with the LHDG standards and policies DM17 and DM18, and is not expected to have any adverse impact on parking provision, pedestrian safety, or highway safety.

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. By virtue of the proposed ancillary residential use of the proposed annexe, its siting, subordinate single storey scale, design and the proposed use of matching external materials to ensure a satisfactory appearance, the proposal would complement the character of the surrounding area and would not result in any significant adverse impacts on the private amenity of the occupiers of any neighbouring properties. Adequate access and off-street parking would be retained within the site. The proposal would be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and Policy 22 of the Earl Shilton and Barwell Area Action and is therefore recommended for approval subject to 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:

- Site Plan, Drg No. 12 BV/2025 1/2 Rev A ,
- Proposed Floor, Roof Plans, Elevations, Section A-A, Drg No. 12 BV/2025 2/2 Rev A,

as received by the Local Planning Authority on the 11th September 2025.

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 proposed extension 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).

12 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.