

Delegated Report

Planning Ref: 25/00258/HOU

Applicant: Mr And Mrs Fox

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: Brook Cottage Newton Lane Odstone



Hinckley & Bosworth
Borough Council

Proposal: Two storey rear extension and installation of new gates

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 erection of a two-storey rear extension and the installation of new gates at Brook Cottage, Newton Lane, Odstone.
- 2.2. The proposed two-storey extension would project outwards from the existing south-west elevation by 5.06 metres for a width of 6.85 – 7.54 metres to the ground-floor and 4.24 metres to the first-floor. It would have a pitched-cat slip roof form which would measure 2.26 – 3.31 metres to the eaves and 5.62 metres to the ridge. Two hipped roof dormers would sit either side of the extension facing to the south-east and north-west. They would have a maximum projection of 2.33 metres and a height of 2.02 metres being set in from the main ridge by 0.23 metres. Each dormer would accommodate a two pane window. Additional works include the addition of three Velux windows the south-east of the cat slip roofline, with a set of French doors below of. A set of full-length windows to the first-floor south-west elevation and a set of three bi-fold doors below of and a two-pane window to the ground floor of the north-west elevation. One of the existing chimneys is to be re-constructed.
- 2.3. The proposed timber sliding gates would sit to the main access 6.00 metres away from the adjacent highway, Newton Lane and would measure 1.80 metres in height for a width of 4.50 metres. They would be supported by brick pillars with decorative stone coping atop of which would measure 2.00 metres in height and 0.44 metres in depth and width.
- 2.4. The proposed external materials would correspond to those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site is situated within the countryside approximately 260.00 metres north of Odstone.
- 3.2. Brook Cottage itself is a two-storey detached isolated dwelling situated on a farmstead which also comprises a barn, a menage and two paddocks. The main residence has a traditional cottage appearance, with a variety of roof forms such as cat-slip, pitched and hipped. It is characterised by monocouche render, red facing brick and lead flashing to the walls, plain brown clay tiles to the roof, and white uPVC to the fenestration. Hedgerows bound the front of the site.
- 3.3. The site is vastly surrounded by agricultural land with a registered camping and caravan site present to the east of the site. The nearest residential dwelling is situated approximately 286.00 metres from the site.

4. Relevant planning history

85/00370/4

- Extension to existing house
- Planning Permission
- 25.06.1985

97/00795/FUL

- Extension to dwelling
- Planning Permission
- 31.10.1997

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. Following the publications no comments have been received.

6. Consultation

6.1. Shackerstone Parish Council:

- No comments have been received.

6.2. LCC Ecology:

'No objection (for recommended conditions or informatives- see below)

REASON FOR RECOMMENDATION:

- *The revised plans include details of the proposed bat box locations, along with the model type. Subsequent to our previous comments, the position of the proposed bat box has been adjusted to a more suitable location. This suitably address our comments.*
- *Sensitive lighting measures outlined with Section 4 of the report, alongside further recommendations within the results section, are appropriate and are required to be adhered to.*
- *Therefore, we have no objection. We advise applying the following recommended condition, unless otherwise agreed in writing by the LPA.*

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- *The development hereby approved shall be implemented in strict accordance with the revised plans Dwg No. – PL201 – Rev A (December 2025)'*

7. Policy

7.1. Core Strategy (2009)

- None applicable.

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development

- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- 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)

8. Appraisal

8.1. Notwithstanding the countryside location outside of any settlement boundary, extensions and alterations 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 neighbouring residential amenity
- Impact upon highway safety
- Impact upon ecology

Design and impact upon the character of the area

8.2. Section 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. 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, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.4. Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside.

8.5. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.6. The Council's Good Design Guide 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.'*

8.7. The proposed two-storey extension would project outwards from the existing south-west elevation by a modest 5.06 metres for a width of 6.85 – 7.54 metres to the ground-floor and 4.24 metres to the first-floor, not appearing to be an over dominant addition. It would sit within the confinements of the building line with the exception of the chimney addition and would have a pitched-cat slip roof form to complement the existing dwellings form which would have a matching ridge height to that of the existing dwelling alongside appropriate eaves. Views of the extensions will be limited from Newton Lane due to existing and intervening built form. Where views

may be possible the extension will be viewed in the context of the existing dwelling itself.

- 8.8 The Councils Good Design Guide states that *'Roof extensions are a well-used methodology for extending internal space but can be prominent over a wider area due to their higher scale compared with their neighbours. Some key guidelines are:*
- *Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene.*
 - *Rooflights that lie flush with the roof itself will typically be the easiest way of introducing natural light into a roof space without resulting in negative visual impact*
 - *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.*
 - *Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.'*
- 8.9 Two hipped roof dormers would sit either side of the extension facing to the south-east and north-west. They would have a maximum projection of 2.33 meters and a height of 2.02 metres. The dormers would not exceed the height of the extension or main dwelling whilst being of a modest scale appearing to be a subordinate addition to the roof elevation as to not over dominate. Dormers are already present to the existing dwelling and compromise a replicating scale, design and finish to those proposed ensuring a unified appearance.
- 8.10 The proposals to the fenestration are relatively minor and would complement the character of the existing dwelling.
- 8.11 The proposed timber sliding gates would replace a set of timber inward opening gates. They would see a minor increase in height with a close-boarded timer design instead of open slats. Whilst the size and style of the gates do display a degree of variation, the intervening distance between the gates and the highway along with their design would reduce their visual impact on the street scene so that they do not have an undue level of prominence in this location. They would be viewed against the host dwelling and do have the same characteristics of this property.
- 8.12 By virtue of the above, the proposal is therefore considered to be in accordance with Policies DM4 and DM10 of the SADMP, the general principles of the Councils Good Design Guide and the overarching principles of the NPPF.

Impact upon neighbouring residential amenity

- 8.13 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.
- 8.14 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.

- 8.15 By virtue of the positioning of the extension and its isolated location it would have no adverse impacts upon residential neighbouring amenity in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.16 Section 9 of the NPPF promotes sustainable transport. Paragraph 115 of the NPPF states that planning decisions should ensure that developments provide appropriate opportunities to promote sustainable transport modes, given the type of development and its location and a safe and suitable access to the site for all users. 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.
- 8.17 Ultimately, development should not 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 would be severe, in accordance with Paragraph 116 of the NPPF.
- 8.18 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.
- 8.19 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting four bedrooms provides a minimum off-street parking provision for three vehicles.
- 8.20 The LHDG seeks to ensure that a four or more bedroom dwelling provides an off-street parking provision for a minimum of three vehicles.
- 8.21 The proposed extensions and alterations would see the addition of one bedroom increasing the dwelling to host four bedrooms instead of the existing three. Despite the extensions the site would remain to host sufficient hardstanding for a minimum of three vehicles.
- 8.22 The LHDG seeks to ensure that gated accesses are set back 5.00 metres from the highway where they open inward and 6.00 metres where they open outward.
- 8.23 The proposed gates would be sliding and would be set back from the adjacent highway, Newton Lane by 6.00 metres satisfying the LHDG and ensuring that the public highway (particularly areas used by pedestrians) is not obstructed if a vehicle is parked on the access in front of the gates.
- 8.24 By virtue of the above, the development would accord with Policies DM17 and DM18 of the SADMP, the LHDG and the NPPF.

Impact upon ecology

- 8.25 Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly
- f) It has been adequately demonstrated that the irreplaceable habitat
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

- 8.26 In reference to Paragraph 99 of Part IV of the ODPM Circular 06/2005 *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may have not been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances."*
- 8.27 The proposed works consist of a two storey rear extension, sited within a rural area leading out into the wider agricultural habitat and nearby a watercourse, providing suitable foraging habitat and good connectivity routes for bats. The works involve extensive alterations (but is not limited to) the roof, roof void, roof line, soffits and tiles of the existing dwelling which provide potential access and suitability for roosting bats. The submission of a Preliminary Roost Assessment (PRA) was therefore requested by LCC Ecology.
- 8.28 A PRA was submitted to the LPA on the 9th September and then again on the 28th October. The October survey found no evidence of protected species were present and given the negligible suitability for roosting bats, no further surveys were therefore required. Sensitive lighting measures were outlined with Section 4 of the report, alongside further recommendations within the results section. These measures are appropriate and are required to be adhered to.
- 8.29 In line with the NPPF, the application must demonstrate measurable net gains for biodiversity. The installation of a bat box enhancement is therefore supported as a suitable to satisfy this. LCC Ecology recommended that an integrated bat box be incorporated within the new development, positioned close to the eaves and away from artificial lighting.
- 8.30 An Enhancement Plan was submitted to the LPA on the 3rd December including the proposed bat box locations, along with the model type. LCC Ecology have confirmed that they are satisfied with this.
- 8.31 By virtue of the above, subject to conditions, the development would accord with Policy DM6 of the SADMP and Paragraph 99 of Part IV of the ODPM Circular 06/2005.

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. The proposed development is for a property located within the countryside. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the countryside or the neighbouring amenity of occupants surrounding the application site, highway safety, parking provision or ecology. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM4, DM6, DM10, DM17 and DM18 of the SADMP, the general principles of the Councils Good Design Guide and the overarching principles of the NPPF. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 13th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the general principles of the Councils Good Design Guide and the overarching principles of the NPPF.

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

- Proposed Elevations, Drg No. PL201 as received by the Local Planning Authority on the 13th March 2025.

- Proposed Site Plan and Gate Elevations, Drg No. PL101 Rev A as received by the Local Planning Authority on the 28th March 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4, DM6, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the general principles of the Councils Good Design Guide and the overarching principles of the NPPF.

4. The development hereby approved shall be implemented in strict accordance with the Enhancement Plan, Drg No. PL201 Rev A received by the Local Planning Authority on the 3rd December 2025.

Reason: To ensure the protection of protected wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraph 192 of the NPPF (2024).

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.