

Delegated Report

Planning Ref: 25/00810/HOU
Applicant: Mr Michael Simms
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 32 Woodbank Road Groby Leicester

Proposal: Erection of a single storey rear extension, the installation of front and rear dormers along with a loft conversion and an increase in the ridge roof height.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

- 1.1. **Grant planning permission** subject to conditions detailed at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for a loft extension and single-storey rear extension at 32 Woodbank Road, Groby.
- 2.2. The existing ridge height of the main dwelling's dual-pitched roof is proposed to be increased by 0.7m to accommodate a third bedroom, bathroom and landing. A proposed flat roof dormer would be constructed alongside and to the rear of the increased main roof and would project outwards from the existing pitched roof by a maximum depth of 3.2m, with a width of 6.9m and approximate height of 2.8m from the eaves. Three dormers are also proposed at the principal frontage, with a base to ridge height of 2.37m and eaves height of 1.3m.
- 2.3. The proposal includes a single-storey rear extension to the left-side rear elevation, with a depth of 3m from the rear elevation and a width of 7.32m and a flat roof height of 2.8m.
- 2.4. The proposed external materials would wholly match those of the existing dwelling; black tiles proposed on the roof, white render proposed on the external walls, uPVC windows and doors.
- 2.5. Proposed fenestration includes 2m and 1.6m wide casement windows at the rear elevation of the proposed flat-roof dormer, three dormer windows measuring 0.95m wide and 5m wide bi-fold doors at the rear elevation of the single-storey extension. A flush 2.5m by 1.2m rooflight is proposed atop the single-storey rear extension. No windows are proposed at any side elevations.
- 2.6. The application site was subject to a previously refused application for the erection of a dormer extension, with associated fenestration and a 'Juliet' balcony, which was refused on the grounds of detrimental amenity impacts for neighbouring properties.

3. Description of the site and surrounding area

- 3.1. The application site relates to a single-storey detached residential dwelling situated on a corner plot, within the western section of the settlement boundary of Groby and within the constraints of the National Forest and Ancient Woodland. The application dwelling comprises a dual-pitched roof form with a grey brick base, light-coloured render and red brick to some elevations, brown tiles to the roof and white uPVC fenestration. A block paved hardstanding encompasses the entire frontage which along with the integral garage provides the site with approximately three off-street parking spaces.
- 3.2. The plot is situated along the arterial and linear Woodbank Road as the road curves north-east. Land levels in the area rise to the north/north west meaning that the application dwelling is at a higher topography than neighbouring dwelling 30 Woodbank Road. The uncommon architectural design of the dwelling reflects its corner plot, 'hugging' the road curve round with an angled integral garage and 45-degree angle; as is true for a small number of the corner plots within the immediate area; the dwelling situated on the curve of Carmen Grove shares a similar layout to the application dwelling.
- 3.3. The site is surrounded in all directions by residential dwellings, and these are a mix of two storey semi-detached dwellings on the eastern and southern side of Woodbank Road with predominantly single storey dwellings on the eastern and northern side of Woodbank Road. The road features a diverse range of architectural styles, including properties with 'art-deco' inspired fenestration and detailing, hipped roofs, bow bay windows and others with flat façades lacking bay windows altogether.

4. Relevant planning history

25/00336/HOU

- Roof extension and associated fenestration
- Refused
- 01.06.2025

21/00599/HOU

- Roof extension to garage and bedroom
- Planning Permission
- 12.08.2021

22/01231/CLP

- Proposed single storey side extension (Lawful Development Certificate)
- Certificate of Lawful Proposed Use
- 06.02.2023

24/00796/HOU

- Proposed single storey front extension
- Withdrawn
- 11.10.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publication one objection has been received in regard to loss of light and overlooking concerns.

6. Consultation

6.1. Groby Parish Council:

“Groby Parish Council's Planning & Development Committee considered the application and noted that a planning application for this property had previously been considered under 25/00336/HOU which had been refused in June 2025.

The Committee compared the revised plans with those submitted under the previous application and agreed that they had not significantly changed. The Committee therefore re-iterate their previous comment and object to the application on the grounds that, due to the elevated position of the property, the proposal would result in the loss of privacy to the neighbouring properties. This would be contrary to Policies DM1 and DM10.”

Groby Parish Council comments in respect of 25/00336/HOU:

“Groby Parish Council's Planning & Development Committee considered the application and wish to object to the increased roof height and the addition of a rear dormer on the grounds of privacy concerns for the surrounding properties due to the elevated position of the property.”

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 21: National Forest
- Policy 22: Charnwood Forest

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- 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)
- The Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon 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. 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 NDG 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 scale 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 of the Site Allocations and Development Management Policies DPD 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.
- 8.2 The Council's 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 and should reflect the window pattern of the dwelling.*
- *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."*

- 8.3 The Council's Good Design Guide highlights the significance of corner plots in shaping the street scene. While this particular plot is not a traditional corner plot (where two roads meet), its position on a curve gives it a prominent presence on both ends of the street, which contributes greatly to the overall street scene.
- 8.4 The application seeks full planning permission to increase the existing roof to accommodate a loft conversion and to construct a dormer to the rear of 32 Woodbank Road, Groby and three front facing dormers. This alteration introduces significant 'bulk' to the roof of the dwelling, but given its lower topography compared to neighbouring No. 34 Woodbank Road, this results in a 'stepped-down' roofscape and largely mitigates this impact. In addition, this is further mitigated by the variety in housing styles along the street.
- 8.5 According to The Good Design Guide, flat roofs will only seldom be permitted and most often at the rear of properties. The flat-roof at the rear elevation is lesser in width than what was previously refused, the reduced width brings the dormer away from the more visible side elevations reducing its prominence in the street scene. Given the location and subordinate dimensions this largely mitigates any significant over dominant design. This dormer would also now be largely screened from public view by the two adjacent properties, given its corner siting.
- 8.6 While both flat roofs at the rear of the dwelling may not necessarily be considered strong design, as outlined in the Good Design Guide, given the variety in massing and scale of nearby properties, it would be unreasonable to refuse the proposal on this basis alone as it does not further contribute an incongruous addition. The amendments from the previously refused application are considered sufficient.
- 8.7 The proposals include three gabled dormers at the front elevation. There are some dormers in the immediate street scene but these are less common. Albeit, given the variety of housing styles in the immediate street scene, the gabled dormers would not have a detrimental impact on the immediate street scene. Furthermore, they are designed to complement the application dwelling in regard to colour and scale.
- 8.8 Single storey rear extensions should be subordinate in dimensions to the main existing dwelling. The width of the single-storey rear extension has a width of 7.32m which utilises less than half the width of the rear elevation (15.6m) and therefore remains subordinate.
- 8.9 All extension elements are proposed to match existing external materials in regard to roofing, render and uPVC fenestration colours.
- 8.10 Given the above, it is seen that despite previous refusals the proposals now better align with DM10 of the SADMP (2016) and the design principles as set out in the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the Site Allocations and Development Management Policies DPD 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.
- 8.12 The dwelling sits adjacent to Nos. 30 and 34 Woodbank Road and opposite Nos. 61, 59 and 57 Woodbank Road, along a linear street, arterial street.
- 8.13 With specific regard to the proposals at the rear, neighbouring properties (Nos. 34 and 32) would be able to see the proposals due to their positioning and siting. The rear loft expansion and increase in ridge height would be more overdominant to neighbouring properties. The ridge height itself is not considered to be significant and the dormer window is set in from the side elevations of the existing roof. Therefore whilst the resulting dwelling would be greater in scale and some overdominance would occur, this would not be significantly adverse compared to the existing situation.
- 8.14 Similarly, notwithstanding the objection received in respect of loss of light, by virtue of the modest 0.7m increase in the ridge height of the dwelling, reduced scale of the rear dormer and given the direction of sun path, some loss of natural sunlight would occur to the neighbouring gardens during the afternoons, however not to windows/dwelling themselves. The loss of light is not considered to be significantly adverse, given the modest increase in scale, siting and orientation of the dwelling.
- 8.15 The three dormers at the property frontage would not cause loss of light or overdominance for either neighbouring property given the application site's topography and corner siting and given their front location. The three frontage dormers would not contribute to a feeling of overdevelopment on such a small plot.
- 8.16 Given the tall hard boundary treatments and the topography of the site, the single-storey rear extension is unlikely to have a detrimental impact on nearby properties by way of overdominance given its 2m boundary clearance.
- 8.17 Groby Parish Council have maintained their stance that given the high topography of the dwelling, the proposals would '*result in the loss of privacy to the neighbouring properties*'. In assessing the specific impact on privacy, the proposed rear dormer would overlook both neighbouring rear gardens but would have minimal intervisibility with neighbouring habitable windows. A neighbour objection specifically mentioned the loss of privacy caused by the rear dormer – there are windows on the south side elevation of No. 34 Woodbank Road, however, the location of the dormer window is angled such that views into these windows would be severely restricted and the hard boundary treatment would also mitigate views further. The introduction of first floor windows within the dormer will increase overlooking to the garden of immediate neighbouring dwellings and result in some harm. However, first floor windows overlooking gardens are commonplace in a residential area. The Juliet balcony has been removed from the proposals, resulting in an improvement and the harmful loss of privacy associated with it in the original application has now been addressed. Overall, given the orientation of the windows and their new sympathetic size the additional overlooking is not considered significant and would not warrant refusal of the application.
- 8.18 The ground-floor single storey extension does not cause loss of privacy by overlooking any neighbouring space (despite the differing topography levels) given its 2m boundary clearance. The three gabled dormers at the front would look directly into the habitable space of nearby dwellings however a separation distance of at least

30m is maintained, as advised by the design principles of the Good Design Guide, and is insufficient to cause a detrimental amenity impact for the properties opposite.

- 8.19 The rooflight proposed atop the single-storey rear extension would not cause loss of privacy for any neighbouring property and is unlikely to cause any further light intrusion.
- 8.20 The Good Design Guide states any proposal should not exceed 45-degrees from the centre of a neighbouring habitable window, to aid in maintaining privacy and reducing the overbuilt feeling. Given the positioning of the proposals, no element breaches 45-degrees from the centre of rear elevation habitable windows (Nos. 30 and 34 Woodbank Rd).
- 8.21 Despite narrowly complying with guidance set out in DM10 of the SADMP and The Good Design Guide, given the previous alterations and the current extension proposals, any further development would result in overdevelopment and should be resisted.
- 8.22 To comply with the Good Design Guide, three-bedroom dwellings should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are provided with private outdoor amenity space of 9m in length and 82m² in total area, which is compliant with the Good Design Guide.
- 8.23 By virtue of the reduced dimensions and the rear siting of the proposals, they are therefore considered to comply with Policy DM10 of the adopted SADMP and the general design principles of the Council's Good Design Guide.

Impact upon parking provision

- 8.24 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.25 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.26 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host three bedrooms instead of the existing two. The existing parking provision at the site currently hosts a parking provision for a minimum of three vehicles and would not be impacted. Therefore, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the Site Allocations and Development Management Policies DPD and the Leicestershire Highways Design Guide (2024).

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. 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
- Proposed Block Plan
- Proposed Ground Floor Plans
- Proposed Loft Plan
- Proposed Elevations
- All received by the Local Planning Authority on 27/08/25

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).

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 building.control@blaby.gov.uk or call 0116 272 7533.