

Delegated Report

Planning Reference: 25/00674/HOU
Applicant(s): Mr Haydon
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Application Site: Thornfield Bungalow, Atterton Road

Proposal: Proposed extensions to house and detached garage and store.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks permission for the construction of a single-storey rear extension and the erection of a detached garage/store outbuilding within the curtilage of the single-storey property, sited forward of its principal elevation.
- 2.2. The proposed rear extension, which sits centrally to the rear elevation, would have a width of 6.9m in width, 3.8m in depth and would cover a total area of 26m² adding to the dwelling's total 228m². The extension is designed to provide additional living space through an open-plan kitchen/dining space. The rear extension element incorporates a flat parapet-style roof with two rooflights, measuring 2.1m by 1.2m each. No further extensions are proposed as part of this application.
- 2.3. The single-storey garage outbuilding would be positioned forward of the principal elevation of the main dwelling and will partially mask its left-hand side elevation. The garage would measure 9.5m in width, 7.7m in depth, with a total footprint of 71m² and will feature a duo-pitched (gable-to-gable) roof design. The garage outbuilding proposes three open bays, with timber surrounds, a rear double door, a single side door and three small rooflights for the upper storage bay.
- 2.4. Given the addition of the proposed garage, the existing incorporated single bay garage would be converted to an additional bedroom, with associated fenestration fronting the property (replacing the garage door). Additional proposed fenestration includes two bi-fold doors at the south (rear) and east elevations, measuring 3.6m and 2.3m in width, respectively.

3. Description of the Site and the Surrounding Area

- 3.1. Thornfield Bungalow is located within the countryside and within the eastern section of the hamlet of Atterton. It is a substantial detached single-storey dwelling with an uncommon layout due to it being extended previously on various occasions.
- 3.2. The bungalow itself sits within a large property curtilage and is surrounded by a fenced boundary treatment and various foliage. It is built using brown brick with light brown uPVC window detailing and uses dark grey concrete roof tiles. It has a rear single-storey extension, a single-storey side extension and a projecting gabled open canopy which forms the main entrance to the dwelling. It has an integrated single-bay garage and a large loose-stone driveway.
- 3.3. Although the site is not within a conservation area, there are various properties nearby with heritage value and a wealth of preserved ridge and furrow land surrounding the application site. The hamlet of Atterton has a small population and sparsely dotted residential units.
- 3.4. The application property sits immediately to the east of Hall Farmhouse which is a grade II listed building of special historic and architectural interest (Historic England List Entry Number: 1074190).

4. Relevant Planning History

93/01044/FUL

- Extension to dwelling
- Permitted
- 13.01.1994

11/00658/FUL

- Extensions and alterations to dwelling
- Permitted
- 08.11.2011

22/00139/OUT

- Proposed erection of two-bedroom bungalow and detached two-storey three-bedroom dwelling (Outline Application – All Matters Reserved)
- Refused
- 10.11.2022

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 responses have been received.

6. Consultation

6.1 There have been no objections from the following consultees:

- HBBC Conservation Officer
- LCC's Ecology Unit

6.2 Consultee responses received from LCC Ecology:

Holding objection, received on 11th August, 2025:

'We have reviewed the 'Proposed Ground Floor Plan, Elevations, Drg No. 9861.04' (Bailey Design Ltd, 2025) as well as 'Floor Plans, Elevations, Section, - Garage, Drg No. 9861-05 Rev B' (Bailey Design Ltd, 2025). Due to the impact to the roof space as well as connectivity to the surrounding landscape, preliminary roost assessment (PRA) is required. The PRA is to be completed by a suitably qualified ecologist.'

No objection, received 15th October, 2025:

'We have reviewed the above documents and found them acceptable. The updated plans show that the roof space will not be impacted. The method of working should be followed.'

6.3 A comment has been received from HBBC Conservation Officer:

'This application is for various extensions and the erection of detached garage at Thornfield Bungalow, Atterton. The application property is a large post-war bungalow which is located immediately to the east of Hall Farmhouse which is a grade II listed building of special historic and architectural interest.

The National Heritage List for England (NHLE ref 1074190) identifies Hall Farmhouse as dating from c.1700. The building is constructed of red brick with stone quoins and has a natural slate roof. Due to its large floor plan and being two and half storeys in scale it dominates the small settlement of Atterton. Whilst its heritage significance is inherent in its built form, it does also draw some significance from its rural setting and the surrounding agricultural fields associated with its use over time. Thornfield Bungalow is a considerable juxtaposition in scale and appearance compared to the traditional character of the listed Farmhouse, and in my opinion, it is an incongruous modern development and a negative presence within its immediate setting and upon the eastern approach to the settlement. It is however worth noting that at the time the Farmhouse was listed in 1989 that Thornfield Bungalow would have been present.

In my opinion the proposed side extension, rear extension and replacement front porch would be of an appropriate scale, design and siting as to respect the character and appearance of Thornfield Bungalow. Due to the siting of the extensions there would be no additional development closer to the listed building and its curtilage along the shared boundary between the two properties. Whilst the proposed detached garage is of a considerable footprint, it would not be any taller than the roof ridge line of the existing bungalow, and it would be sited to the north-east of the bungalow at the furthest point from the adjacent listed building, whilst also benefiting from some limited levels of visual screening offered by existing

highway and verge vegetation upon the eastern approach to the settlement. For these reasons, in my opinion the proposed development at Thornfield Bungalow would not result in any further compromise or adverse impacts upon the setting of the adjacent grade II listed building Hall Farmhouse, and as such its heritage significance would be preserved. As a result, the proposal would therefore comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.'

6.4 There have been no comments received from the following consultees:

- Witherley Parish Council

6.5 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- No relevant policies

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (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 DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions 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 nearby heritage assets
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Impact upon ecology

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(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8 The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling with an appropriate height, width and depth and reflect or complement the original dwelling. The single-storey rear extension sits beside (and flush with) an existing single-storey rear extension that was constructed under application 93/01044/FUL. This previous extension benefits from

a gable roof structure and which serves a utility room and W.C. The rear extension is proposed to have a flat-roof section, which sits beside the existing structure and remains dimensionally subordinate, sitting centrally to the original dwelling rear façade, broadly out of sight from the highway.

- 8.9 The rear extension is to be finished in a pale render and fenestration which matches the existing dwelling. The Good Design Guide suggests the use of flat roofs are not always sympathetic to host dwellings, and in this case, the main dwelling gabled roof. However, this contrast is significantly mitigated by its rear siting and screened positioning from any nearby heritage assets, neighbouring dwellings, the highway and likely passers-by. The external materials do not match the existing external materials but given the differing roofs, the materials are seen to complement the existing rear extension.
- 8.10 The proposed garage conversion and associated fenestration is minimal in stature and is proposed to match existing fenestration and brickwork. It is therefore considered that it will not have a detrimental design impact on the host dwelling, street scene, host dwelling nor nearby Grade II listed building.
- 8.11 The garage outbuilding is proposed to match the existing host dwelling, being of brown brick with timber detailing and grey roof tiles. The gabled roof style matches the ridge and eaves height of the main dwelling and provides a design consistency.
- 8.12 Although both elements are designed to match or complement the existing dwelling, there are no dwellings nearby to compare the dwelling with, albeit a bungalow opposite with a significant distance clearance from the highway and a listed farmhouse adjacent. This opposite dwelling in question (Atterton Farm) will have minimal views of the proposals.
- 8.13 In accordance with the Good Design Guide, garages and car ports should generally be set back from the existing building so as not to dominate the street-scene. The application site is located within a broadly rural and isolated plot, with no boundary treatment that separates it from the highway. The garage outbuilding will introduce significant 'bulk' to the property boundary, albeit the height is considered to be sympathetic with the main dwelling. While it may be argued that the absence of garages in nearby front gardens could make the proposal appear inconsistent in design, the lack of surrounding properties and any uniformity in dwelling design means there's little to compare it against. Therefore, due to its separation distance from the highway, its high degree of vegetation surrounding the garage and given there are minimal residential units nearby to compare the property with, it will not contribute an incongruous addition to the street scene.
- 8.14 To conclude the proposals are considered to be in accordance with the HBBC Good Design Guide, DM4 and DM10 of the SADMP.

Impact upon Nearby Heritage Assets

- 8.15 Policy DM11 of the SADMP states that all development proposals which have the potential to affect a heritage assets or its setting will be required to demonstrate an understanding of the significance of the heritage asset and its impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts. In this case, Hall Farmhouse sits nearby, which is sited approximately 12m from the centre of the application site and is Grade II listed.
- 8.16 Policy DM12 of the SADMP states that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.
- 8.17 All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification. The village of Atterton is not identified as being situated within a conservation area.
- 8.18 Considering the scale, massing and siting, the design of the extension ensures that it remains subordinate and sensitive to the host dwelling and it therefore does not compete with or detract from the existing dwelling and the architectural or historic interest of the nearby listed buildings.
- 8.19 There would be some intervisibility between the Grade II Farmhouse and the garage outbuilding and the rear extension, however, considering the subordinate design of the extension, its scale and the separation distance the extension would be viewed in the context of the existing dwelling. The garage, with its matching ridge height, eaves height and external materials will not detract from the significance of the Grade II listed building. As confirmed by the HBBC Conservation Officer.
- 8.20 By virtue of their screened location and matching external materials the proposals will not harm the significance of the Grade II listed building adjacent and is therefore seen to comply with Policies DM11 and DM12 of the SADMP (2016).

Impact upon Residential Amenity

- 8.21 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.
- 8.22 Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.23 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.24 The dwelling sits beside Hall Farmhouse to the west (12m away), Atterton Farm and agricultural outbuildings atop a hill to the north (85m away) and vast agricultural land to the east and south. Therefore, the only property nearby, which is reasonably assessable for impact on amenity is Hall Farmhouse to the west.
- 8.25 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property. It also suggests there should be a 21m separation distance between two habitable windows to aid in maintaining privacy. The proposed garage sits within the property curtilage of the host dwelling but is sited forward of the perceived principal frontage of the dwelling and approximately 25m away from the nearest elevation of Hall Farmhouse. At this substantial distance, it will not impact the amenity of the occupiers of the Grade II listed property by means of loss of light, loss or privacy, overdominance or overdevelopment.
- 8.26 No element of the proposals breach 45-degrees from any neighbouring habitable window, as outlined in guidance from The Good Design Guide.
- 8.27 The rear extension element will not cause loss of light or privacy for the habitable rooms of any nearby dwelling due to its substantial distance and screened/subordinate design. In addition, given the generously sized plots and adequate separation distances, the outbuilding will not impact the remaining neighbouring amenity by way of loss of light or loss of privacy.
- 8.28 The proposed window at the right-hand side of the principal elevation (replacing the garage door) does not face any neighbouring elevation and will not result in loss of privacy nor light intrusion.
- 8.29 By virtue of these factors, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties 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

- 8.30 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design. According to the LHDG dwellings with four or more bedrooms should provide three off-street parking spaces.
- 8.31 The proposal of the garage (within the property frontage) does not impact any provision of existing off-street parking available and would amply provide sufficient spaces for five or more vehicles with adequate turning space. The low traffic volume

along Atterton Lane further mitigates this with a lay-by and plenty of on-street parking available for vehicles.

- 8.32 In addition to the integrated triple garage proposed, the gravel-surfaced parking and the level of off-street parking provision would be more than adequate to serve the resulting dwelling and therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guidance standards.

Impact upon Ecology

- 8.33 Policy DM6 of the adopted Site Allocations and Development Management Plan (2016) 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.
- 8.34 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.
- 8.35 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.
- 8.36 If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.
- 8.37 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."*
- 8.38 A Preliminary Roost Assessment was submitted to the LPA on the 30th September. The PRA, which was conducted via a site visit on 2nd September, identified evidence of Brown Long-eared bats using the roof space of the existing dwelling as a day roost, indicated by the presence of bat droppings. Additionally, Common Pipistrelle bats are using the eastern gable of the building as a day roost. No signs of bird nesting were found within the property, and there are no other roosting opportunities present.

- 8.39 The proposed single-storey flat-roofed rear extension will not impact the existing bat roosts in the roof space or eastern gable. However, if birds are found nesting in the building, development must be delayed until the young have fledged. To comply with the National Planning Policy Framework, a new bat roosting opportunity should be created by installing a bat box on a tree within the site. A working method must also be established with contractors to ensure that, if bats are discovered during construction, they are not harmed.
- 8.40 Upon advice from LCC Ecology, a condition has been implemented ensuring that the bat boxes are installed in accordance with the most recent consultee response.

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. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed 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 received by the Local Planning Authority as follows:

- Application Form (Received by the Local Planning Authority on 09/07/2025)
- Preliminary Roost Assessment
- Proposed Garage Floor Plans and Elevations (Drawing No. 9861-05C)
- Proposed Ground Floor Plans and Elevations (Drawing No. 9861-04A)
- Proposed Site Plan (Drawing No. 9861-03A)
- All received by the Local Planning Authority on 30/09/2025

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 development hereby approved shall be implemented in strict accordance with the measures stated in 'Method of working' section of the Preliminary Bat Roost Assessment and Bird Survey (S.C.Smith, Sep 2025).

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No development above foundation level shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include at least one woodcrete or integrated bat box, with the make/model and precise location clearly shown on elevation drawings. All works must be carried out strictly in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.

2. All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.