

Delegated Report

Planning Ref: 26/00676/HOU

Applicant: Mr _ Mrs Underwood

Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: 12 Barton Road Barlestone Nuneaton

Proposal: Proposed two storey side extension, erection of a detached garage and roof alterations.

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 application seeks householder planning permission for the erection of a two-storey side extension, erection of a detached garage and roof alterations at 12 Barton Road Barlestone.
- 2.2 The proposed side extension would have a width of 3.14 metres and a depth of 5.74 metres in both ground floor and first floor level. It would feature a hipped roof with an eaves height of 5.36 metres and a ridge height of 8.02 metres.
- 2.3 The proposed garage would be located to the front of property, orientated perpendicularly to the dwelling. It would have a width of 3.9 metres and a depth of 5.64 metres. It features a hipped roof with an eaves height of 2.27 metres and a ridge height of 4.40 metres. The garage would feature a door and a window to the side elevation facing the dwelling and a roller shutter door to the front elevation.
- 2.4 Alterations are also proposed to the roof of the existing single-storey rear element, involving the replacement of the hipped roof with a gabled roof form.
- 2.5 The proposed materials would be the same in design and colour to the external elevations of both the garage and the proposed extension.
- 2.6 Following concerns raised by the Case Officer, amended plans were submitted by the agent to incorporate a set-down to the side extension, ensuring that it appears more subordinate to the host dwelling and better complies with the Council's design guidance.

3. Description of the site and surrounding area

- 3.1 The application site comprises a detached, two-storey, three-bedroom dwelling located within the settlement boundary of Barlestone. The property features a traditional architectural design, including two bay windows at ground floor level and a projecting central gable with a pitched roof constructed in brickwork, with stone-framed windows.
- 3.2 The surrounding area is characterised by a variety of detached dwellings of differing designs, sizes, and architectural styles. Several properties within the locality also feature detached garages positioned to the front of the dwelling, as well as side extensions of a similar nature.

4. Relevant planning history

12/00853/HOU

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 28.11.2012

88/00221/4

- TWO BUNGALOWS
- REF
- 26.04.1988

86/00648/4

- RESIDENTIAL DEVELOPMENT LAND ADJACENT
- OUT
- 29.07.1986

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. No objections have been received from the below consultees;
 - Barlestone Parish Council
 - Arboricultural Officer: *'No arboricultural objection is raised to the proposal. However, to mitigate the loss of the removed tree, a replacement tree should ideally be secured via condition. I recommend that the replacement stock is a Heavy Standard specimen of no less than 12-14cm girth, with details of the species to be agreed prior to planting.'*

7. Policy

- 7.1. Core Strategy (2009)
 - None-Relevant
- 7.2. 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
- 7.3. Barlestone Parish Neighbourhood Development Plan 2020 – 2039
 - Policy H6: Design Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework ('NPPF') (2026)
 - 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. Alternations to the application site 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 properties and amenities
- Impact upon highway safety
- Impact upon Trees

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. The proposed side extension incorporates a setback of 1.26 metres from the principal elevation and a set-down of 0.35 metres from the ridge height. Given its design and scale, together with the use of matching materials, the extension is considered to remain subordinate to the main dwelling. As such, it would not result in harm to the character or appearance of the dwelling or the surrounding area.

8.4. The proposed garage would be sited to the front of the dwelling and is designed using materials that match the main dwelling. Whilst the garage would partially project across the principal elevation, which is not generally encouraged, it is modest in scale and reflects similar forms of development within the surrounding area. Taking these factors into account, the proposal is not considered to result in significant harm to the character and appearance of the host dwelling or the wider street scene.

8.5. The proposed alteration to the roof of the existing single-storey rear element, replacing the hipped roof with a gabled roof form, is considered acceptable. Given its location to the rear of the property and its limited visual prominence within the street scene, the change would have a neutral impact on the character and appearance of the host dwelling and the surrounding area.

8.6. The proposed fenestration to the elevations of the extension and the proposed garage is also considered to be in keeping with the existing ones and is not considered to cause any harm to the main dwelling and the character of the surrounding area.

8.7. By virtue of its layout, scale, design and appearance of the proposed development is considered to be in keeping with the main dwelling design and character of the surrounding area. Accordingly, the development would accord with Policy DM10 of the adopted Site Allocations and Development Management Policies (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 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.
- 8.9. 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.
- 8.10. The neighbouring properties most directly affected by the proposal are No. 10B Barton Road to the east and No. 14 Barton Road to the west of the application site. The proposed development would not breach the 45-degree guideline in relation to No. 10B Barton Road and would maintain a separation distance of approximately 1.84 metres from the shared boundary. Whilst a ground-floor window serving the utility room would face No. 10B, this is a non-habitable room window and is therefore not considered to give rise to harmful overlooking. Accordingly, the proposal is not considered to result in any significant overbearing, overshadowing, or overlooking impacts on the amenities of neighbouring occupiers.
- 8.11. As mentioned above, No. 14 Barton Road is located to the west of the application site. This neighbouring amenity is not considered to be impacted with the proposed side extension. The proposed garage would slightly impact this neighbouring property outlook however given the separation distance of 7.12 metres and given it's not a habitable room, it is also not considered to cause any overlooking impact and therefore the proposed development is not considered to cause any overbearing, overdominance and loss of privacy impact to this neighbouring property and its amenities.
- 8.12. By virtue of the above assessment, the proposal is not considered to result in adverse overbearing or over dominant, overlooking, or loss of light impacts to any of neighbouring occupiers, nor future 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

- 8.13. 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.
- 8.14. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.15. Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms to provide a minimum of two off-street parking spaces. The proposal would result in additional floorspace; however, due to the internal reconfiguration, the overall number of bedrooms would remain unchanged. The existing frontage parking area and the proposed garage area would continue to provide sufficient off-street parking provision. As such, the proposal is not considered likely to result in any adverse impact on highway safety or parking provision.

Impact upon Trees

- 8.16. The proposed extension would result in the loss of some existing planting, including a tree within the curtilage of the dwelling. The Council's Tree Officer has reviewed the proposal and recommended replacement planting to mitigate any potential harm arising from the loss of the tree. Accordingly, a planning condition requiring replacement planting is recommended at the end of this report.

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 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:

- Planning drawing 03 Rev A

Received by the Local Planning Authority on the 21 September 2026 and

- Application form

as received by the Local Planning Authority on the 23 July 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. Within 2 months of the date of this permission, the details of a replacement tree, including the species, location, and timing of planting, shall be submitted to and approved in writing by the Local Planning Authority, prior to planting. The replacement tree shall be a Heavy Standard specimen of no less than 12-14cm girth.

Reason: To ensure adequate mitigation for the loss of the existing tree and to maintain the character, appearance, and biodiversity value of the site, in the interests of visual amenity and in accordance with Policies DM4 and DM6 of the adopted Development Management Policies Development Plan Document.

4. The materials to be used on the external walls, roof coverings, windows and doors of the development hereby permitted shall match the corresponding materials of the existing dwelling and shall be carried out in accordance with Planning Drawing No. 03 Rev A, received on 21 September 2026.

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.