

## Delegated Report

**Planning Reference** 26/00163/HOU  
**Applicant(s)** Ryan John Auty  
**Ward** Groby



Hinckley & Bosworth  
Borough Council

**Application Site** 199 Leicester Road, Groby

**Proposal** Erection of a Front Porch

**Case Officer** Sonny Criddle (Planning Officer)

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### 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 full planning permission for the erection of a single-storey front porch. Measuring approximately 2.6m in width, 1.6m in depth and 4.2m in height to the ridge of the porch. The Porch would be positioned centrally between two bow bay windows and would incorporate a front door beneath a partly bricked, partly windowed gable. The changes to the existing location of the front door would be blocked up and finished in facing brick to match the existing dwelling and the proposed porch would be finished in a brick to match the existing dwelling.

### 3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 199 Leicester Road, Groby. The dwelling is a Single-storey detached dormer bungalow with two bow bay windows either side of a central window and an existing front door on the front entrance set back to the left side of the front elevation.
- 3.2. The dwelling is set back and sloped down from the pavement and street level. It features a generous bricked driveway with sufficient off-street parking for two vehicles.
- 3.3. Neighbouring dwellings surrounding the property on Leicester Road are of differing design, scale and mass. There is a mix of single storey bungalows and two storey detached dwellings.

### 4. Relevant Planning History

- 4.1 There is no relevant planning history within this application site that is applicable to the current development proposals.

## **5. Publicity**

5.1 The application has been publicised by sending out letters to local residents.

5.2 No further responses have been received.

## **6. Consultation**

6.1 There have been no objections from the following consultees:

- Groby Parish Council

6.2 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 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)
- National Design Guide ('NDG') (2019)
- Planning Practice Guidance ('PPG')

7.4 Other Relevant Guidance:

- HBBC's 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 residential amenity
- Impact upon parking provision and highway safety

#### Design and Impact upon the Character of the Area

- 8.18 Paragraph 139 of the National Planning Policy Framework (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.
- 8.2. 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.
- 8.3. Guidance Point C1 of the National Design Guide (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.
- 8.4. The proposed front extension, by virtue of its scale, height and massing remains modest and subordinate to its host dwelling and therefore complies with the Good Design Guide guidance on front extensions (maximum projection of 2m and no more than 50% covering of the front elevation). Whilst the eaves height of the proposed extension could be reduced to ensure a subordinate appearance, the design is considered acceptable on balance.
- 8.5. During the determination process, Officers requested that the proposed materials for the extension were amended from grey slate brick to red brick to match the existing dwelling. It is considered that the grey slate brick would result in an extension that would be incongruous with the existing dwelling, and result in the visual dominance of the extension. With the use of matching external materials, the proposal would be considered to respect the character of the existing dwelling and surrounding area and would be in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

#### Impact upon Residential Amenity

- 8.6. 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.
- 8.7. The proposed extension is sat centrally to the principal elevation of the dwelling. Although it does extend further out from both neighbouring principal elevations, it does not breach 45-degrees from the centre point of their respective nearest windows.

- 8.8. The resultant roof massing remains modest and would not result in loss of light for any neighbouring property.
- 8.9. The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.

Impact upon Parking Provision and Highway Safety

- 8.10. The scheme retains sufficient space to park two standard vehicles, which has been outlined in the submitted development control plans. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

**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.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## 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 / reasons 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:

- Proposed Block, Site Location Plan – DRG No.002
- Proposed Roof Plan – DRG No.004
- Proposed Ground Floor Plan – DRG No.005
- Proposed Elevations, Section A'A – DRG No.007
- All received by the Local Planning Authority on 23/02/2026

**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. The materials to be used on the external elevations of the 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).