

Delegated Report

Planning Ref: 25/00315/HOU
Applicant: Mr & Mrs Sammon
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 4 Wood Lane Norton Juxta Twycross

Proposal: Single storey side extension, new canopy over front entrance, new ancillary outbuilding and associated works

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 householder application seeks full planning permission for the construction of a single storey side extension, new canopy over front entrance, new ancillary outbuilding and associated works, 4 Wood Lane, Norton Juxta Twycross.

2.2. The proposed single storey side extension would extend approximately 9m, with a depth of 5m and a flat roof height of 2.9m. The proposed outbuilding would measure 8m in length and 4.2m in depth, with a 2.25m eaves height and 4.05m ridge height. The proposed porch would serve the main door on the east (front) elevation, with a mono pitch roof height of 3.8m, with an eaves height of 2.25m.

2.3. Amended plans have been submitted to address neighbouring amenity concerns raised by the planning case officer. By virtue of the lack of objection to the original scheme, no re-consultations were considered to be necessary or have been undertaken.

3. Description of the site and surrounding area

3.1. The application dwelling is located within the settlement boundary of Norton Juxta Twycross and set back from the south side of Wood Lane behind No. 2 and in front of The Willows to the south. The application dwelling is a two-storey detached cottage style house with gable sided roof form, with dormer features to the first-floor windows. The site frontage is hard surfaced with block paving providing off-street parking for at least three vehicles. It is enclosed by a brick wall to the boundary with No. 2 to the north, and a 1.8m close-boarded fence with The Willows to the south. To the east is a dense copse of trees separating the site from Wood Lane Works.

4. Relevant planning history

21/01392/HOU

- Proposed demolition and replacement of single-storey rear extension
- PER
- 22.04.2022

15/00489/HOU

- Two storey side extension
- PER
- 24.06.2015

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No representations were received.

6. Consultation

- 6.1. No response has been received from Twycross Parish Council.

7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

- 7.2. Site Allocations and Development Management Policies (SADMP) 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)
- Local Highway Authority Design Guide

8. Appraisal

- 8.1. Extensions, including detached ancillary buildings, to existing dwellings within settlement boundaries 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 parking provision

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

- 8.3. The proposed extension, outbuilding and porch would all be set back significantly from the street scene, and only glimpses would be possible from the public realm. The proposed extension and porch would also be subordinate to the main dwelling and would complement its character. The proposed outbuilding replaces an existing outbuilding, and whilst it is larger in scale and footprint, it would be a higher quality design than the existing structure. The proposed materials of render and facing brickwork would match the existing dwelling.

- 8.4 The proposal is therefore considered to be acceptable in terms of its siting and design in this particular case and in general accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.5 Policy DM10 of the adopted SADMP and the adopted 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.
- 8.6 By virtue of its siting, single storey scale, separation distance of approximately 12 metres and position on a lower ground level and to the side of the neighbouring dwelling to the south (The Willows), the proposed extension would not result in any significant adverse impacts on the residential amenity or privacy of the neighbouring occupiers.
- 8.7 By virtue of its siting, single storey scale and separation distance of approximately 11 metres off set from the neighbouring dwelling to the north (2 Wood Lane), the proposed outbuilding would not result in any significant adverse impacts on the residential amenity or privacy of the neighbouring occupiers.
- 8.8 The resultant private amenity space for the dwelling would be approximately 90m². In order to ensure that this is retained and to prevent overdevelopment of the plot, a condition has been included to remove permitted development rights.
- 8.9 The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.10 Policy DM18 requires adequate off-street parking space to be provided/maintained to serve the development.
- 8.11 The site frontage is entirely hard surfaced in block paving and currently provides a minimum of three off-street parking spaces. The parking arrangement would not be altered by the proposals. The proposal is therefore considered to be acceptable and in accordance with Policy DM18 of the adopted SADMP and the general principles of the local highway design guidance.

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. The proposals serve an existing dwelling located within the settlement boundary of Norton Juxta Twycross where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. Following the amendments to the proposals, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and would result in any significant adverse visual impacts on the wider street scene or result in any adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring dwellings. Ample private amenity space would be retained along with adequate off-street parking for three vehicles. The proposal is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan (received 25/03/2025)
- Detailed Planning Proposals (Proposed Block Plan and Site and Roof Plan) – Drawing Number 24.4479.04 A (received 19/05/2025)
- Proposed Elevations (Extension and Porch) – Drawing Number 24.4479.05 (received 25/03/2025)
- Proposed Outbuilding Elevations and Floor Plans – Drawing Number 24.4479.07 A (received 19/05/2025)

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 materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential occupation and use of the main dwelling currently known as 4 Wood Lane, Norton Juxta Twycross.

Reason: To define the permission and to ensure that the development does not result in an unsustainable isolated new dwelling in the countryside and any future undesirable fragmentation of the curtilage that would be contrary to Policies DM1 and DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 84 of the National Planning Policy Framework (2024).

5. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E; of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers and neighbouring properties in accordance with Policy 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.