

Delegated Report

Planning Reference: 26/00209/HOU
Applicant(s): Mr T Smith
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: 36 Hinckley Road, Stoke Golding

Proposal: Two storey side and rear extension with single storey extensions to front and rear. Extension of existing hardstanding to create additional parking and erection of a garden office.

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 planning permission for the erection of a two-storey side and rear, and single-storey front and rear extension, a garden office outbuilding and hardstanding to provide additional parking at 36 Hinckley Road, Stoke Golding.
- 2.2. The proposed extension is to serve an open-plan kitchen/dining room to the rear; a utility room and W.C. to the side; an additional living room and porch to the front; two additional bedrooms, en-suite and a separate wardrobe at first-floor level.
- 2.3. The proposal includes additional hardstanding provision to provide for the increase in off-street parking.
- 2.4. The timber outbuilding proposed at the rear garden would measure, 8.4m by 3.9m and a maximum height of 2.5m, manufactured by Harris. This outbuilding would serve a garden office and feature a patio door flanked by two casement windows.
- 2.5. A design and access statement has been submitted to support the proposals.

3. Description of the Site and the Surrounding Area

- 3.1. The application site comprises a two-bedroom semi-detached dwelling along Hinckley Road and within the settlement boundary of Stoke Golding.
- 3.2. The dwelling is finished in off-white/cream render, with cream/darker quoin detailing, with a hipped roof with a central shared chimney. The property benefits from a large

driveway which encompasses the side boundary, a turfed front garden, a detached garage/store within the rear of the dwelling curtilage and a rear garden spanning around 500m². It is bounded by a mixture of soft and hard boundary treatment, which is shared with neighbouring properties.

- 3.3. Dwellings within the area are of similar scale, although there are a variety of designs and massing including bungalows directly opposite.

4. Relevant Planning History

4.1. 25/10166/PREHMO

- Pre-application advice for a two-storey side and rear extension to incorporate new front porch and replacement of two outbuildings to form a garden room/office and garden store.
- 17/12/2025

5. Publicity

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

6. Consultation

- 6.1. Stoke Golding Parish Council have objected to the scale of the side extension and the amenity impact, by way of natural light loss, to No. 38 Hinckley Road.
- 6.2. The responses can be read in full on the Council's website.

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. Stoke Golding Neighbourhood Plan Review 2020 – 2042 (SGNP) (2024):
- Policy SG15: Design

7.4. National Planning Policies and Guidance:

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

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)

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

8.2. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

8.3. At first-floor level the two-storey side extension would be set back from the principal elevation by 0.4m and set down from the main hipped roof ridge by 0.5m, which is marginally short of the Good Design Guide's guidance on two-storey side extensions, but is acceptable in this case.

8.4. The two-storey side extension element adds a width of 4.9m to the property's principal frontage, which is currently 6.2m in width - this presents a substantial increase, exacerbated by the fact the property is semi-detached. The adjoining dwelling, No. 34 Hinckley Road, has been extended previously with a similar two-storey side extension, which is lesser in scale. The proposed extension would result in a total dwelling width which would be approximately 0.5m wider than the adjoining property. This would result in an asymmetrical appearance in terms of scale, however the general design concept would be similar to the semi-detached neighbour, and is therefore considered acceptable on balance.

8.5. Additionally, whilst front extensions should not normally encompass more than 50% of the original principal elevation of the dwelling in accordance with the Good Design Guide, the neighbouring dwelling has a similarly designed front extension. Therefore, given that the front porch proposed would have a modest projection of 2m, it is considered acceptable in this specific case.

- 8.6. Although the additional hipped roof is substantial in scale it maintains its design with the host dwelling and wider building. The dwelling is located in a prominent location within the street scene, however given that the proposal would not introduce another roof form it is considered to detract from the established roofscape.
- 8.7. The proposed design and materials complement the main dwelling; its use of facing brick quoins and light rendering would accord well with the main dwelling. All uPVC fenestration is proposed to be finished in white as existing windows, which would provide a consistent material palette.
- 8.8. The timber outbuilding proposed would be sited to the rear of the property and largely screened from public view.
- 8.9. The front garden is proposed to be replaced with a hardstanding SuDS system, which would not pose further design considerations given the presence of extended driveways within the immediate area.
- 8.10. Policy SG15 of the Stoke Golding Neighbourhood Plan states that development should be in keeping with the scale, form and character of its surroundings. It is considered the proposals are in keeping with the street scene and character of its surroundings and therefore accords with Policy SG15.
- 8.11. The proposal therefore complies with Policy DM10 of the SADMP (2016), Policy SG15 of the Stoke Golding Neighbourhood Plan and the Good Design Guide.

Impact upon Neighbouring Residential Amenity

- 8.12. Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.13. The dwelling lies between, Nos. 34 and 38. The orientation of No. 38 is perpendicular to the application dwelling, therefore its rear elevation faces to the west. It is adjoined to No. 34, which has been extended previously, and is detached from No. 38. which is a corner plot.
- 8.14. Given No. 34 has already been extended to the rear, there are no amenity concerns as the proposed rear extension would not project beyond the rear elevation of No. 34.
- 8.15. The rear and side extension adds significant depth and width to the original south and east elevations of the dwelling. When assessing the impact upon No. 38, habitable windows are located on the west side facing the proposed extensions, serving a family room and dining room on the ground floor, and a landing at the first floor. The separation distance between the proposed extension and the ground floor family room window on the west elevation would be 3.8m, whereas the dining room would not be directly impacted by the proposed rear extension. Whilst a separation distance of 3.8m would not ordinarily be acceptable for a habitable room, the family room has an additional window serving this room on the east elevation, therefore it is considered that the amenity impact is acceptable in this case.

- 8.16. Neither the single-storey or two storey rear extensions would breach the 45-degree line from the central point of any adjoining property habitable window.
- 8.17. Additional fenestration proposed along the eastern boundary include two standard wall-hung casement windows, no wider than 1.15m and a standard side door serving the proposed utility room. A small 0.7m wide window is proposed at first-floor level, along the eastern elevation. These openings would not be uncommon in a usual linear development but have direct intervisibility of the neighbouring living room at No. 58. As three of the four proposed openings at the east elevation serve non-habitable rooms and one of them is a non-principal window serving a living space, these would be obscure glazed by condition to protect the privacy of the occupiers of No. 38.
- 8.18. Proposed windows at the front elevation maintain a 29m separation distance from the nearest dwelling opposite, No. 1a St. Margaret's Road. The bi-fold doors and windows at the rear elevation maintain a 43m separation distance from the nearest dwelling to the rear. Both comply with Good Design Guidance and give rise to no further amenity concerns.
- 8.19. The proposed outbuilding would be permissible under Class E of the General Permitted Development Order (GDPO) 2015, as it does not exceed an eaves height of 2.5m, a maximum ridge height of 4m and does not occupy more than 50% of the original rear garden area. As such, the proposed outbuilding is acceptable in amenity and design terms.
- 8.20. The garden retains in excess of 420m² of rear enclosed garden space, which is compliant with the Good Design Guide.
- 8.21. By virtue of the above, the proposals remain compliant with the Good Design Guide and 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

- 8.22. Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, and does not have an adverse impact upon highway safety. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.23. The Leicestershire Highway Design Guide (LHDG) states that three off-street car parking spaces should be provided for dwellings with four or more bedrooms. The property proposes three off-street parking spaces by converting the turfed area with SUDS hardstanding, which complies with the LHDG. No alterations are proposed to the existing vehicular access.

- 8.24. In summary, the proposal is not considered to have a negative impact on the highway and parking provision.

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

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 Front Elevation, Drg No. 03-2522
- Proposed Floor, Roof Plans, Elevations, Drg No. 02-2522 Rev B
- Proposed Block Plan, Drg No. 02-2522-00 Rev A
- All received by the Local Planning Authority on 04/03/26
- Parking Plan - Drg No. 02B 2522 00 Rev B – received by the Local Planning Authority on 31/03/26

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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The two windows serving a wet room (ground floor) and en-suite (first floor) on the east elevation of the extension hereby permitted shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent). The window(s) shall thereafter be retained in that condition for the lifetime of the development.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy DM10 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.