

Delegated Report

Planning Reference: 26/00469/HOU
Applicant(s): Mr Jack Scarle
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Application Site: 67 Stanley Road, Hinckley

Proposal: Demolition of existing garage and the erection of a single-storey side and rear extension to include a new garage

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 demolition of an existing garage and the erection of a single-storey side and rear extension including a new garage at 67 Stanley Road, Hinckley.

2.2. The proposals see the removal of the existing attached garage and replacement with a single-storey side and rear extension. The rear element of the extension would incorporate a gross footprint of 103m², with a depth of 4m (from the rear elevation, 6m maximum) and width of 5.8m, featuring a flat roof (eaves height 3.3m) and serving an open-plan kitchen/living space. The side element of the extension incorporates a gross footprint of 59m², with a depth of 5.5m and width of 2.5m at the property's south elevation; this side extension would serve a garage.

2.3. External elevations are proposed to be finished in a light, grey-coloured render, with black uPVC bi-fold door serving the kitchen space and a black uPVC door serving the garage. Both will be at the rear elevation; there are no further windows/doors proposed.

3. Description of the Site and the Surrounding Area

3.1. The application dwelling is a two-storey, detached property on Stanley Road, within the settlement boundary of Hinckley. It is constructed with light-brown brick beneath a fully hipped tiled roof. The wider area is typified by a mixture of semi-detached and detached dwellings, similar in scale but different in design.

4. Relevant Planning History

4.1 87/00356/4

- Demolition of existing domestic garage and erection of new garage
- Permitted
- May 1987

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 LCC Highways: Standing advice (no objection)

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 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 residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

- 8.2. The proposal comprises a wraparound extension with a flat roof design, finished in a light grey render. This would replace the existing pitched roof garage to the rear and side of the dwelling and is situated on a similar footprint, with the proposed development being sited slightly further west towards the front of the dwelling.
- 8.3. The proposed extension would incorporate a flat roof, a design feature which is resisted in the Council's Good Design Guide. However, due to the setback distance from the street of approximately 17m, and the comparable scale and massing to the existing garage, the proposed development is not considered to lead to unacceptable visual harm. Furthermore, the majority of the extension would be sited behind the main dwelling and would not be visible from the public realm.
- 8.4. The proposed light grey render would introduce a contrast with the materials of the existing dwelling. However due to the high variance of materials used in the wider street scene, and the limited visibility of the proposal from the public realm, the contrasting materials are considered acceptable in this specific case.
- 8.5. In summary, by virtue of the points raised above, the proposal complies with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.2 The proposal would result in a reduction in the depth of the blank wall massing facing the rear garden of No. 69 Stanley Road, with an increase in the eaves height of approximately 0.8m. Whilst the additional height may result in some degree of overshadowing in the immediately adjacent garden area of No. 69, the reduction in depth of approximately 2m would mitigate this impact appropriately. The proposal would not result in any unacceptable loss of light or loss of privacy to No. 69.
- 8.3 The proposed extension would extend approximately 1.5m beyond the rear elevation of neighbouring No. 65, and would not breach the 45-degree line, nor would it lead to any wider amenity harm in terms of loss of privacy or overbearing impact.
- 8.4 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 in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact on highway safety/parking

The proposal would result in a marginal reduction in tandem parking space to the side of the dwelling but retains the requisite two off-street parking spaces for a three-

bedroom dwelling. The proposal therefore complies with Policy 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.

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
- Proposed Plans, Drg No. 000_GA_Layout_JS_LE100HP
- Block Plan
- All received by the Local Planning Authority on 21/05/25

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).

a. **Notes to Applicant:**

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
Standing Advice valid from 1st January 2025 until 31st December 2026.

2. 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