

Delegated Report

Planning Reference
Applicant
Ward

26/00546/HOU
Mrs Fay Winchester
Cadeby, Carlton, Market Bosworth
& Shackerstone



Hinckley & Bosworth
Borough Council

Application Site

Carlton Gate, 5 Barton Road, Carlton

Proposal

Erection of a single storey rear extension

Case Officer

Jack Playle (Technical Planning Assistant)

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 a 3-metre-high single-storey rear extension at Carlton Gate, 5 Barton Road, Carlton. The proposal would extend 5.9 metres in width across the rear elevation beyond the kitchen/dining area of the property and 4 metres in depth beyond the existing rear elevation. The scheme would feature a flat roof and bi-fold doors across its western and southern elevations. To facilitate the scheme, the existing pergola would be removed as part of this application.
- 2.2. The plans originally submitted with the application showed the proposed extension extending across the full width of the rear elevation. The development was reduced in size during the determination of the application at the request of the Applicant.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the northeast of, and within the settlement boundaries of, Carlton on the western side of Barton Road opposite the highway's junction with Nailstone Road. The application dwelling, Carlton Gate, is a two-storey, detached property that is constructed in red brick and was redeveloped via 11/00740/FUL, 12/01102/FUL and subsequent variation of condition applications.
- 3.2. With the exception of the Gate Hangs Well public house to the southeast on the opposite side of the public highway, Barton Road in the vicinity of the site is wholly residential in character. Due to the variety of styles and designs of properties in this location, there is no discernible unique character to the surrounding area. Beyond the rear garden of the application site to the west, and beyond Gate Hangs Well to the east, is designated open countryside.

4. Relevant Planning History

- 4.1 **13/00929/CONDIT** Permitted (determined 20.12.2013)

Variation of condition 3 on application 13/00663/CONDIT to amend the approved plans.

- 4.2 **13/00663/CONDIT** Permitted (determined 01.10.2013)

Variation of condition 2 of planning permission 12/01102/FUL (Plot 1) - lowering main roof pitch to 40 degrees and raising eaves and ridge height of the front gable over the garage, re-position the chimney, change of window scale to window adjacent to front door, aesthetic changes to windows, doors, garage doors and detailing above and below window openings and introduction of tile handing between first and ground floor. (Plot 2) - lift eaves and ridge height to front gable element to match Plot 1, re-position of the chimney, change of window scale to window adjacent to front door, aesthetic changes to roof lights, windows, doors, garage doors and detailing above and below window openings, insertion of an additional roof light on the rear elevation, and introduction of tile handing between first and ground floor, inclusion of pedestrian door to garage side elevation.

- 4.3 **12/01102/FUL** Permitted (determined 25.02.2013)

Demolition of existing dwelling and erection of two dwellings.

- 4.4 **11/00740/FUL** Permitted (determined 06.01.2012)

Demolition of existing dwelling and erection of two dwellings

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No responses have been received.

6. Consultation

- 6.1 Carlton Parish Council did not object to the application. No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 13: Rural Hamlets

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:

- The Council'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 would therefore be:

- 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(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. The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.

8.4. The Good Design Guide confirms that roofscapes are a key character forming feature of detail in residential design. The Good Design Guide states that flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.

- 8.5. The proposal would be single storey in massing and located to the rear of the property. As such, the proposal would not be considered to have a material impact upon the principal elevation of the property, or the character of the wider street scene along Barton Road. Given the above, and by virtue of the size, scale, massing, and contemporary design of the development, the proposal would be considered to be clearly subordinate to the main dwelling and complement the character of the host dwelling and the surrounding area in accordance with Policy DM10 of the SADMP, and the Council's Good Design Guide.

Impact upon Residential Amenity

- 8.6. Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.7. 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. Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.8. The closest neighbouring properties to the proposed development would be 3 Barton Road to the south and 7 Barton Road to the north of the site. There are no neighbouring residential properties to the west of the site.
- 8.9. The scheme would be separated from the neighbouring dwelling to the north of the site by approximately 6.1 metres and no windows would be proposed along the northern elevation of the extension. In light of these factors and the single storey massing of the development, the proposal would not be considered to result in any significant adverse impacts to the residential amenity of this property.
- 8.10. The proposed extension would also be 5.1 metres from the southern boundary of the application site. Given the size, scale, massing, and height of scheme, the development would therefore not be considered to result in any overbearing or any loss of impacts to the neighbouring dwelling to the south of the site. Although the extension would include bi-fold doors on its southern elevation, in light of the size, height, massing, and location of the development, and its siting in comparison to the neighbouring property to the south of the site, the scheme would not be considered to result in any significant harm to the neighbouring residential amenity of this property as a result of overlooking or loss of privacy.
- 8.11. To comply with the Good Design Guide, three-bedroom houses should provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m. The development would ensure that the property retains sufficient private outdoor amenity space in accordance with the Good Design Guide.

- 8.12. Overall, by virtue of the size, scale, massing, height, and location of the development and its siting in comparison to and separation distances from the neighbouring properties to the north and south of the site, the proposal would not be considered to result in any significant adverse impacts to neighbouring residential amenity in these site-specific circumstances 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 requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.15. The development would not make any amendments to the existing site access arrangements and would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any significant adverse impacts upon highway safety or the road network in accordance with Policies DM17 and DM18 of the SADMP.

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 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 on 17 July 2026 as follows:

- Existing and Proposed Site Plan - Rev D
- Proposed Elevations Rev D
- Proposed Floor Plans - Rev D

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. 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.