

Delegated Report

Planning Reference: 26/00543/HOU
Applicant(s): Mr and Mrs Day
Ward: Twycross and Witherley
with Sheepy



Hinckley & Bosworth
Borough Council

Application Site: 31 Main Street, Ratcliffe Culey

Proposal: Single-storey side and rear extension.

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 application seeks planning permission for a single-storey side and rear extension at 31 Main Street, Ratcliffe Culey.

2.2. The proposed extension would measure 8m in overall width and 3m in depth, providing a total footprint of approximately 35m². The extension would wrap around the rear and southern side elevations of the dwelling and would accommodate an enlarged living area and utility room. Proposed openings include a 3m-wide patio door/window and a 1.2m-wide patio door on the rear elevation, together with three rooflights measuring 0.6m by 0.8m within the side extension roof, serving the utility room.

2.3. External materials would comprise facing brickwork to match the existing dwellinghouse, ensuring a consistent appearance with the host property.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 31 Main Street, within the settlement boundary of Ratcliffe Culey.

3.2. The application property comprises a semi-detached two-storey 'buff' brick dwelling, with white uPVC windows. The dwelling is set back 12m from the

highway behind a tarmac driveway providing off-street parking. The principal elevation features white a stepped back first-floor.

- 3.3. The surrounding area is characterised by similar semi-detached/terraced residential properties of a comparable scale, design and appearance. The property lies within Ratcliffe Culey Conservation Area.

4. Relevant Planning History

4.1. 82/00218/4

- Extension to kitchen
- Permitted
- 30.03.1982

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.
- 5.2. No objections have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:

- Sheepy Parish Council
- HBBC Conservation Officer:

“I do not believe that this proposal will materially affect any heritage assets located within Ratcliffe Culey so impacts upon the historic environment are not a material consideration for the application.”

- 6.2. No further responses have been received.
- 6.3. 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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Sheepy Parish Neighbourhood Plan 2018 – 2035 (SPNP) (2022):

- Policy S7: Local Heritage Assets
- Policy S8: 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)
- 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

Design and Impact upon the Character of the Area

8.2. The proposed wraparound extension would largely replace the existing side projection/porch and, as such, would not introduce a significant alteration to the current property, when viewed from the public realm. Consequently, given its subordinate scale, the development would not result in any visual harm to the character or appearance of the surrounding area.

- 8.3. The Council's Good Design Guide advises that extensions should remain subordinate to the host dwelling. In this instance, the side element would project by only 1.9m and would therefore remain modest in width. The rear projection, extending 3m from the rear elevation, is proportionate and would remain subordinate to the original dwelling.
- 8.4. The proposed external materials comprise facing brickwork to match the existing dwelling which present a cohesive appearance. Proposed fenestration is limited to the rear elevation and therefore there would not materially alter the property's appearance when viewed from the public realm. Regardless, windows proposed maintain symmetry and are proportionate to the rear elevation, complying with Good Design Guidance.
- 8.5. A hipped roof design is proposed for the extension. Whilst this differs from the dual-pitched roof form of the main dwelling, the hipped roof is considered acceptable in this case. The roof tiles are proposed to match the main dwelling which is supported.
- 8.6. As stated by HBBCs Conservation Officer, the proposals would not materially affect any heritage assets, therefore the impacts upon the historic environment are not a material consideration.
- 8.7. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policies DM10, DM11 and DM12 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.8. The application dwelling is situated between Nos. 29 and 33 Main Street within an established residential area. There are no residential properties located to the rear of the site, with a public house positioned on the opposite side of the street.
- 8.9. The proposed ground-floor fenestration would serve the rear extension and face towards the rear boundary of the site. Given the absence of neighbouring residential properties to the rear, the proposed openings would not give rise to any unacceptable overlooking or loss of privacy. There are no windows proposed at the side elevation of the extension.
- 8.10. Owing to its siting and relationship with adjacent properties, the proposed wraparound extension would not have direct intervisibility from neighbouring property windows and would not be unduly dominant, overbearing or oppressive.
-

- 8.11. The proximity of the side extension element to the shared property boundary does not comply with Good Design Guidance, which encourages a 2m separation distance between dwellings. However, this is a street where properties are naturally close together and given the side extension replaces a polycarbonate porch structure, it is therefore seen as acceptable within this context. A 1m separation distance is maintained between both elevations, however.
- 8.12. The extension would not result in any significant loss of natural light or overshadowing to neighbouring occupiers. The proposal would not breach the 45-degree guideline when assessed against neighbouring properties.
- 8.13. By virtue of the above, 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 considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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 Plans, Elevations and Block Plan – Drg No.'s Day-S-1a-02, Day-S-1a-03, Day-S-1a-05 Day-S-1a-07, Day-S-1a-08
 - All received by the Local Planning Authority on 11/06/26

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).

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.