

Officer Report

Planning Ref: 25/00522/HOU
Applicant: Leonie Simpson-Cowan
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 113 Heath Lane Earl Shilton Leicester

Proposal: Two Storey Side Extension and New Front Porch

Case Officer: Zahra Jam Rotbeh (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. The applicant seeks a full planning permission for the erection of a two-storey side extension and a new front porch at 113 Heath Lane, Earl Shilton. The side extension would protrude 2.535 metres from the side elevation creating an overall width of 8.54 metres.
- 2.2. The proposed porch would also have a depth of 2 metres and a width of 2.5 metres, a ridge height of 2.18m and eaves height of 4.8m.
- 2.3. The extension would be slightly set back from the front elevation of the original dwelling house and set down from the ridge. The extension would have a fully hipped roof and would use materials matching the existing property.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Earl Shilton. The street scene is a mix of detached and semi-detached properties. The current property is a three-bedroom semi-detached property which occupies a corner plot on the entrance to Heath Lane.
- 3.2. The dwelling is set back from the road with a large parking area to the front and triangular garden to the rear.

4. Relevant Planning History

4.1. 07/00332/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 08.05.2007

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 There have been no objections from the following consultant:

- Earl Shilton Town Council

7. Policy

- 7.1 Core Strategy (2009):

- Policy 2: Development in Earl Shilton
- Policy 24: Sustainable Design and Technology

- 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 Earl Shilton and Barwell Area Action Plan (2006-2026) (AAP):

- Policy 22: Development and 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:

- Good Design Guide (2020)
- National Design Guide (2024)
- 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 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.

8.3 Policy DM10 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.

8.4 Policy 22 of Earl Shilton and Barwell Action Plan (AAP) requires developments not to have detrimental impact on the host building and the surrounding area in terms of sitting, design, scale, material and layout.

8.5 The property is a corner plot and according to the HBBC Good Design Guide, corner plots play a significant role in streetscene. It is important to recognise that overdevelopment of such plots can create an oppressive appearance, potentially altering the prevailing character of the area. Therefore, careful assessment of the proposal is essential to ensure it does not result in overdevelopment or have a negative impact on the streetscene.

8.6 According to the HBBC Good Design Guide (2020), two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Furthermore, it states any proposal for a two-storey side extension should also be set down at the minimum distance of 0.5 metres in both directions.

8.7 The extension would extend from the original dwelling by 2.53 metres and would be smaller than the width of the main dwelling with 6 metres length it will be in keeping with the neighbouring property and with the character and appearance of the neighbourhood. With regard to the setback, the submitted proposed elevation suggests a distance of 43 cm, which is slightly below the recommended standard. However, this minor shortfall does not result in any significant harm and a subordinate appearance is created. The proposal remains in keeping with the neighbouring property at 115 Health Lane, as well as with other extensions within the streetscene, which have similar set back/down distances and therefore would not adversely affect the character or appearance of the surrounding area.

8.8 According to the HBBC Good Design Guide, where a front extension is proposed, it should reflect the form of the existing building and mirroring the roof pitch, replicating or having a lower eaves height, and ensuring the ridge height remains below that of the existing roof. The guidance also states that such extensions

should not normally project more than 2 metres beyond the front elevation and should not cover more than 50% of its width.

- 8.9 The proposed front porch, as part of this application, measures approximately 2.5 metres by 2 metres, with a footprint of 5 square metres. It has an eaves height of 2.18 metres and a ridge height of 3.55 metres. The porch projects 2 metres from the front elevation and does not exceed 50% of the total width of the front elevation (8.6 metres). It is considered to be in keeping with the Good Design Guide and appears sympathetic to the existing building in terms of materials, scale, layout, design, and location. The proposal is not considered to have any adverse impact on the streetscene or the character of the surrounding area.
- 8.10 Policy 22 of the Earl Shilton and Barwell Area Action Plan requires fenestration to be well-proportioned, well-balanced within the elevations, and sympathetic to adjoining or neighbouring buildings. The proposed side extension includes two window openings on the front elevation and two on the rear elevation, all in Anthracite (Dark Grey) uPVC. The existing openings will also be finished in this colour. The fenestration would appear symmetrical and in keeping with the main building and the character of the adjoining neighbouring properties.
- 8.11 Therefore, the form and design of the development is considered modest, and the scale of the extension would have a minimal impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP, Policy 22 of the AAP and the HBBC Good Design Guide.

Impact upon Residential Amenity

- 8.12 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.13 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.
- 8.14 Policy 12 of Earl Shilton and Barwell Action Plan states that the development will be permitted if the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.15 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged.
- 8.16 The nearest neighbouring property to the proposed development is No. 105 Belle Vue, located to the south of the application site. No. 105 has a blank two-storey

side elevation adjacent to the proposed extension, which would maintain a minimum separation distance of 1.49 metres at its closest point. The side extension does not project beyond the rear elevation of No. 105 and does not breach the 45-degree guideline from its rear-facing windows. Furthermore, No. 105 has no windows facing the application site. As such, no adverse impact in terms of loss of light or overdominance is anticipated. Although the separation distance between the extension and the boundary treatment is slightly less than 1 metre, no significant harm to neighbouring amenity has been identified, and the proposal is considered to comply with Policy DM10 of the SADMP document.

- 8.17 New windows are proposed on the front and rear elevations, which would not result in any additional overlooking beyond the existing situation.
- 8.18 Owing to the siting of the extension no other surrounding neighbour would be adversely impacted by the development. A separation distance of over 21m is maintained to the properties to the front and rear of the site.
- 8.19 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 considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.20 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.
- 8.21 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.22 According to the Leicestershire Highway Design Guide (LHDG) Table 28 (Residential Parking Standards) requires dwellings with four or more-bedroom dwellings should provide a minimum of three off-street parking spaces. Moreover, according to the LHDG, the minimum dimensions for a parking space are 2.4 metres by 5.5 metres. An additional 0.5 metres is required if the space is bounded by a wall, fence, hedge, line of trees, or similar obstruction on one side.
- 8.23 The proposed development includes the addition of one bedroom, bringing the total to four. As shown on the submitted Block Plan, two parking spaces are proposed at the front of the property, the area has enough space to accommodate one more vehicle and therefore the proposed parking provision complies with the LHDG standards, DM17 and DM18 and is not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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, as follows: 1250 Location – 500 Block (AMENDED), 25.12.02A Proposed Ground Floor, 25.12.03A Proposed First Floor, 25.12.04A Proposed Roof Plan, 25.12.05A Elevation received by the local planning authority on 28 July 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 and window and doors openings of the approved development shall match the corresponding materials of the existing dwelling.

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

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.