

Delegated Report

Planning Ref: 25/00281/HOU
Applicant: Mrs Eilish Gardner
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 5 Meadow Close Sheepy Magna Atherstone

Proposal: Two storey side and front extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a two-storey side and front extension at 5 Meadow Close, Sheepy Magna.
- 2.2. The proposed two-storey extension would project outwards from the existing front elevation by 1.35 metres and would project outwards from the existing side elevation by 1.65 metres. It would have a width of 2.20-3.80 metres and would form a forward fronting gable which would measure 6.82 metres to the ridge and 4.59 metres to the eaves.
- 2.3. Additional alterations include the addition of a window to the first floor front elevation of the extension, the infill of part of the existing window to the first floor front elevation and replacement with a reduced window, the infill of the existing door to the ground floor side elevation and replacement with a window, the infill of the existing French door to the ground floor rear elevation and replacement with a window and the replacement with the existing opening to the ground floor rear elevation with a set of French doors. The existing external chimney stack is also to be removed.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a detached two-storey residential dwelling situated within the settlement boundary of Sheepy Magna. The application dwelling has a pitched/flat roof form with a feature forward facing gable and is comprised by the use of red brick to the walls, brown interlocking tiles to the roof and white uPVC to the openings. An area of grass/gravelled hardstanding can be seen to the front of the site which along with the integral single flat roof garage provides the dwelling with a more than adequate off-street parking provision. Various boundary treatments enclose the site.
- 3.2. The application dwelling forms a line of four similarly designed dwellings, some which have been subject to various extensions over time. The remainder of the street scene comprises a two-storey nature with pitched roof forms.

4. Relevant planning history

88/01171/4

- Extension to existing dwelling

- Planning Permission
- 10.10.1988

5. Publicity

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

6. Consultation

6.1. Sheepy Parish Council:

“SUPPORT

Please note, this response is based on documents available on HBBC Planning Portal as at 1st April 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council has reviewed the above application -25/00281/HOU – (5 Meadow Close, Sheepy Magna, Two storey side and front extension), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END”

7. Policy

7.1. Sheepy Parish Neighbourhood Plan 2018-2036

- Policy S8: Design

7.2. Core Strategy (2009)

- Policy 12: Rural Villages

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3 Policy S8 of the Sheepy Neighbourhood Plan seeks to ensure that development proposals are designed with evident care so as to respond positively to the character of the area in which it is located, demonstrably respond to the features of its setting; and with the scale, form and character of the location and make a positive contribution to the street-scene.
- 8.4 The application seeks full planning consent for a two-storey side and front extension at 5 Meadow Close, Sheepy Magna.
- 8.5 The Council's Good Design Guide seeks to ensure that *"Two-storey extensions to the front of properties should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation."* And,
- "Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property." and, "In assessing the merit of the planning application, consideration will be given to the impact on local character created by reducing the space between buildings."*
- 8.6 In this case the proposed two storey extension would be set forward of the existing two storey element to the front elevation rather than being set back and would have an eaves height that would sit above those of the main dwelling. It would, however, be set generously back from the furthest part of the front elevation and have a ridge height which would be set below that of the existing dwelling along with a matching albeit offset dual pitched gable roof form. The proposals would have a maximum width of 3.80 metres, less than half that of the existing dwelling and the extension would sit flush with the existing side elevation of the kitchen remaining set in from the side boundary by 2.91 metre. Whilst not subordinate in height and extending forward of the main two-storey element of the front elevation, in this particular case, the proposals are not considered to appear to be incongruous additions in the street scene by virtue of the end-nature of the plot. In addition, the proposed extensions would be clearly subordinate to the existing dwelling in terms of their width and footprint such that it is considered that the conflict identified with the adopted design guide is not critical in this particular case.
- 8.7 Additional alterations include the addition of a window to the first floor front elevation of the extension, the infill of part of the existing window to the first floor front elevation and replacement with a reduced window, the infill of the existing door

to the ground floor side elevation and replacement with a window, the infill of the existing French door to the ground floor rear elevation and replacement with a window and the replacement with the existing opening to the ground floor rear elevation with a set of French doors. The existing external chimney stack is also to be removed.

- 8.8 The proposed external materials would match those of the existing dwelling.
- 8.9 The proposals do not fully conform to the detailed requirements of the Councils Good Design Guide in terms of height and set back distances but would be clearly subordinate to the existing dwelling in terms of their width and footprint. By virtue of the position of the plot, the siting, scale and design of the proposed extensions and the proposed use of matching corresponding external materials to ensure a satisfactory and unified appearance, it is considered that the conflict with the design guide identified is not critical in this particular case and that the proposals would nevertheless respect and complement the scale, character and appearance of the existing dwelling and neighbouring development. The proposals are therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.11 Policy S8 of the Sheepy Neighbourhood Plan seeks to ensure that development proposals are designed with evident care so as to show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.12 The proposal would be sited 14.46 metres from the mid-point of the nearest habitable ground floor window and 13.82 metres from the quarter point of the nearest habitable first floor window to the west whilst hosting a minor projection of 1.35 metres bearing no significant impact upon 7 Meadow Close in terms of loss of light. No openings are proposed to the immediate side elevation bearing no impact in terms of loss of privacy.
- 8.13 The proposal would remain to sit within the dwellings building line to the east not increasing the separation distance between the application dwelling and would not include any significant changes to the fenestration bearing no impact in terms of loss of light or privacy upon 1 or 2 Twitchell Lane.
- 8.14 By virtue of the above, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan and the general principles of the Councils Good Design Guide. No objections have been received.

Impact upon highway safety

- 8.15 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.

- 8.16 Policy S8 of the Sheepy Neighbourhood Plan seeks to ensure that development proposals provide a safe and suitable access with appropriate on-site parking provision.
- 8.17 The Leicestershire Highways Design Guide seeks to ensure that where a dwelling hosts three or more bedrooms, three off-street parking spaces are provided.
- 8.18 The proposed scheme would result in the dwelling hosting an additional bedroom at the site converting the dwelling from a three to four bedroom property. One of the off-street parking spaces would also be lost due to the partial conversion of the existing single garage to a utility, resulting in the garage being undersized when compared to the 3.00x6.00 metre minimum internal dimensions set out by the Leicestershire Highways Design Guide. Nevertheless, due to the extent of the existing tarmac hardstanding the parking provision at the site, it would remain satisfactory to host a minimum of three off-street spaces and the safety of the users of the adjoining highway would not be compromised. The application, therefore, complies with Policy DM18 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils 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. The proposal relates to extensions and alterations to an existing dwelling located within the settlement boundary of Sheepy Magna where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. The proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or parking provision at the site.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide. The proposal is therefore recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 19th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block, Site Location Plan, Drg No. 1362-02
 - Sketch Scheme - Elevations, Floor Plans, Drg No. 1362-03 Rev E
 - Proposed Block, Site Location Plan, Drg No. 1362-04
- All as received by the Local Planning Authority on the 19th March 2025.

Reason: To ensure a satisfactory form of development in accordance with DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan, the general principles of the Councils Good Design Guide and the Leicestershire Highways Design Guide.

11.3 Notes to applicant

- a) 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.