

## Delegated Report

**Planning Reference:** 26/00133/HOU  
**Applicant(s):** Mr and Mrs N Haley  
**Ward:** Cadeby Carlton and Market  
**Bosworth with Shackerstone**



Hinckley & Bosworth  
Borough Council

**Application Site:** 118 Station Road, Harley House, Market Bosworth

**Proposal:** Single storey rear extensions and front extension to link existing garage and create first floor accommodation. New outbuilding, covered outdoor kitchen, replacement pitched roof to existing side extension and associated works.

**Case Officer:** Gwion Russell (Planning Officer)

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### 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 application seeks permission for a single-storey rear extension, a two-storey front extension linking the dwelling and detached garage, a new outbuilding, a covered outdoor kitchen and a replacement pitched roof to the existing side extension, along with other associated works.. The proposal follows pre-application advice issued in November 2025 (ref: 25/10170/PREHMO).
- 2.2. The rear extension would project 5.3m from the dwelling and incorporate a flat parapet roof with rooflights and wide bi-fold doors, providing an open-plan dining and sitting area.
- 2.3. A two-storey front extension would link the existing garage to the main dwelling, creating additional living space and facilitating bedroom accommodation above the garage. This would include the re-configuration of the existing hipped roof to a gabled form, with rooflights and a front-facing window.
- 2.4. Two outbuildings are proposed within the rear garden, comprising a golf simulator/gym, an outdoor kitchen and a sauna, all modest and proportionate in scale and height, not exceeding a height of 3.2m.
- 2.5. The extensions would use matching brickwork and roof tiles, with grey cladding to the rear roof. Associated works include a rear 'Juliet' balcony and a new first-floor side window serving an en-suite at the east elevation.

- 2.6. Full details of all alterations as part of the proposals are available via the Council's portal, which details all dimensions of extensions and outbuildings and positions of proposed windows.

### **3. Description of the Site and the Surrounding Area**

- 3.1. The application site is located at Harley House, 118 Station Road, within the settlement boundary of Market Bosworth. The property comprises a substantial detached dwelling situated on a plot measuring approximately 1100m<sup>2</sup>.
- 3.2. The dwelling is constructed in red brick with a clip-hipped tiled roof and features a projecting detached garage with a matching clip-hipped roof. The property is set back 20m from the highway by a large block-paved driveway and is bounded by a brick wall and wrought iron fencing.
- 3.3. The area surrounding the development site is defined by substantial, detached and semi-detached dwellings located on significant plots, set back from the highway with large front gardens and well screened boundary treatments. Many of the properties along Station Road benefit from similar detached/attached garages projecting into the front garden space. The site backs onto the playing field of a secondary school.
- 3.4. The site is not located within a conservation area, nor is the property listed.

### **4. Relevant Planning History**

#### **25/10170/PREHMO**

- Pre-application advice sought for a single storey rear extension, new link extension to garage with new first floor accommodation over garage. New outbuilding, new covered outdoor kitchen and associated works

#### **99/00104/TPO**

- Lopping of three trees (118-120 station road)
- 12.03.1999

#### **20/00246/TPO**

- Fell x1 Horse Chestnut and remove epicormic growth up to 6 metres on x1 Lime
- 05.06.2020

#### **83/00407/4**

- Residential development of land
- Permitted
- 27.03.1984

### **5. Publicity**

5.1. The application has been publicised by sending out letters to local residents. One objection has been received. The following concerns were raised:

- Objection raised to the scale and height of the proposed first-floor extension above the garage (up to 6.85m) and the single-storey extension along the shared boundary (3.45m), which are stated to be significantly higher than the existing structures and in close proximity to the neighbouring property.
- Concern that the increased height and bulk of the extensions would result in overshadowing and a significant reduction in daylight to six windows serving four rooms in the neighbouring dwelling, including primary living spaces.
- The proposed window within the linking extension is alleged to directly face a window in the neighbouring property, leading to potential loss of privacy and overlooking.
- Insufficient information is provided regarding drainage for the boundary-adjointing pitched roof, with concern that rainwater management has not been clearly shown to remain within the applicant's land.
- Objection to the siting of the outdoor kitchen, hot tub and sauna in very close proximity to the neighbouring garden and dwelling, with concerns regarding dominance, overshadowing, and the absence of height details for the outdoor kitchen structure.
- Potential for increased noise and disturbance arising from equipment (e.g. pumps and extraction systems) and usage of the outdoor entertainment area, particularly during evening hours, due to its proximity to living and sleeping accommodation.

5.2. The material considerations of the objections raised would be assessed in detail as part of this application.

## 6. Consultation

6.1. Market Bosworth Parish Council have objected to the proposals:

- *'Market Bosworth Parish Council strongly objects to this planning application on the grounds of overdevelopment of the site.'*

*The Council also has concerns relating to the fact that the proposed buildings extend all the way to the adjacent boundary with the school.*

*The Parish Council will support valid objections submitted by neighbours.'*

6.2. No further responses have been received.

6.3. The responses can be seen in full on the Council's website.

## **7. Policy**

### **7.1. Core Strategy (2009):**

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

### **7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

### **7.3. Market Bosworth Neighbourhood Plan 2020 – 2039 (MBNP) (2025):**

- Policy DC1: Design Codes
- Policy CE1: All new development within Market Bosworth

### **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
- Impact upon parking provision and highway safety

#### Design and Impact upon the Character of the Area

### **8.2. The proposal would increase massing at the front of the dwelling through the introduction of the two-storey link extension and the alteration of the garage roof from**

hipped to gabled, resulting in a maximum ridge height of 6.85m. While this represents an increase, it remains proportionate to the scale of the host dwelling and is not considered detrimental to the established street scene, which includes many similar configurations.

- 8.3. The dual-pitched roof is consistent with the character of Station Road, where several properties feature garages with similar roof forms, scale and appearance.
- 8.4. The flat-roofed rear extension would remain clearly subordinate to the main dwelling and, being located at the rear of the site, would be largely screened from public view.
- 8.5. Some objections have raised concerns regarding the overdevelopment of the site. The only increase to the front footprint is confined to the space between the existing garage and dwelling and would not be visible from the public highway. While the roof form would change, the overall frontage and building line would remain largely unchanged. There are no side extensions proposed to disrupt the established building separation patterns. There are a number of outbuildings proposed as part of the application, however, these remain ancillary to the main dwelling and do not exceed 50% coverage of the rear garden space.
- 8.6. The rear outbuilding is well screened and would result in limited private views. Although the gym outbuilding is visible from the adjacent school playing fields, its modest scale would not result in visual harm.
- 8.7. The use of matching facing brick and roof tiles reflects the host dwelling. The grey cladding proposed to the outbuildings and timber to the sauna does not contrast with the main dwelling and is not dissimilar to domestic garden outbuildings.
- 8.8. Overall, the scheme respects the character and appearance of the dwelling and surrounding area and accords with Policy DM10 of the SADMP, the Market Bosworth Neighbourhood Plan and the Good Design Guide.

#### Impact upon Residential Amenity

- 8.9. The application site sits adjacent to Nos. 116 and 120 Station Road, both detached dwellings of comparable scale and massing, but differing architectural design.
- 8.10. The rear-facing windows and the Juliet balcony face north towards the school playing fields, with adequate separation distances maintained. West facing ground floor windows are screened by boundary treatments, while both first-floor east facing windows face blank elevations and a neighbouring en-suite obscure glazed window. Rooflights are positioned to avoid overlooking, and the front-facing window is set well back from the highway. There are two proposed side windows, both serving en-suites, at the east and west elevations of the property, which would be obscure glazed and secured by condition. Subject to condition, the windows proposed as part of this application would result in no unacceptable loss of privacy.

- 8.11. Nos. 120, 118 and 116 are south-facing and receive adequate natural sunlight throughout the day. The proposal does not extend the garage footprint beyond the front elevations of neighbouring 116 and 120, and any overbearing or loss of light impacts caused by the increased massing would be minimal. The increase in ridge height would not result in loss of natural light to No. 116 as there is no principal window on the front elevation. The rear extension would not result in loss of light to neighbouring properties, given its subordinate massing and poses no breach of the 45-degree guidance.
- 8.12. With regard to the proposed sauna and outdoor kitchen, whilst they would be sited close to the boundary with No. 116; , their proposed use is not considered to give rise to unacceptable noise or disturbance. The gym is sited sufficiently distant from neighbouring dwellings to avoid excessive noise in neighbouring habitable spaces. Given the modest height, the outbuildings near to the shared boundary, would not result in loss of natural light or overbearing impacts.
- 8.13. The gym/golf simulator outbuilding is positioned adjacent to school playing fields at the rear of the garden and would therefore result in no harmful residential amenity impact.
- 8.14. The proposal would not result in unacceptable overbearing, overshadowing, overlooking or loss of privacy and is therefore considered compliant with Policy DM10 of the SADMP and the Good Design Guide.

#### Impact upon Parking Provision and Highway Safety

- 8.1. The scheme, unusually, reduces its five-bedroom provision to four bedrooms. The alterations would, therefore, not have any material impact on off-street parking provision. Therefore, the scheme is regarded as in accordance with Policies DM17 and 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**

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 – received by the LPA on 11/02/26
  - Proposed First Floor Plan - Drg No. 25.4620.21A – received by the LPA on 11/02/26
  - Proposed Ground Floor Plan - Drg No. 25.4620.20A – received by the LPA on 11/02/26
  - Proposed Elevations - Drg No. 25.4620.19A – received by the LPA on 11/02/26
  - Proposed Elevations and Floor Plan - Drg No. 25.4620.18 – received by the LPA on 11/02/26
  - Proposed Block Plan, Site and Roof Plan - Drg No. 25.4620.17A – received by the LPA on 11/02/26
  - Proposed Block Plan (with additional buildings highlighted in red) - Drg No. 25 4620 17B – received by the LPA on 13/03/26

**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 proposed windows located at the first-floor level on the east and west elevations serving both en-suites shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and should open in a way that protects the privacy of the neighbouring dwellings to the east and west. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

**Reason:** To ensure that the privacy of neighbours is protected and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to works above ground level, details and samples of the brick to be used on the front extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.