

Delegated Report

Planning Reference: 26/00076/HOU
Applicant(s): Mr Shaun Ross
Ward: Markfield, Stanton and Fieldhead



Hinckley & Bosworth
Borough Council

Application Site: 185 Markfield Road, Groby
Proposal: Single storey porch to the front
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

- 3.1. The householder application proposes a single-storey front extension forming a porch, measuring approximately 1.8m in width and 1.2m in depth. The porch would be positioned centrally between both curved bow bay windows and would incorporate a front door beneath a windowed gable. There are no windows proposed at the side elevations of the extension. The extension would be finished in facing brick to match the existing dwelling.

3. Description of the Site and the Surrounding Area

- 3.2. The application site is located at 185 Markfield Road, Groby. The dwelling is a single-storey detached dwelling, which is finished in facing brick and features dark brown interlocking roof tiles. There are two white uPVC bow-bay windows either side of the existing front entrance, which form a double-breasted principal frontage. The front door is slightly recessed and covered by a curved archway.
- 3.3. The application dwelling is bounded by a low timber fence at its front boundary, with some foliage screening. It features a generous tarmacked driveway with sufficient off-street parking for two vehicles.
- 3.4. The dwelling is sited centrally to three similarly designed properties, however neighbouring dwellings along Markfield Road differ in design, scale and massing.
- 3.5. The site does not lie within a conservation area, however, is identified as within Flood Zone 2 and under the constraints of the National and Charnwood Forests.

4. Relevant Planning History

4.1. There is no planning history associated with this property.

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 consultees:

- Markfield Parish Council

6.2. No further responses have been received.

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 DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Markfield Neighbourhood Plan 2020 – 2039 (MNP) (2021):

- Policy M10: 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 acceptable 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 proposed front extension, by virtue of its scale, height and massing remains modest and subordinate to its host dwelling complies with the Good Design Guide guidance on front extensions (maximum projection of 2.5m and no more than 50% covering of the front elevation).

8.3. The contemporary design of the windowed gable contrasts with the age and design of the dwelling. However, it is worth noting the dwelling has limited architectural detailing at its principal elevation therefore the windowed gable adds some visual interest. Furthermore, the use of facing brick is seen to be consistent with the host dwelling.

8.4. Therefore, by virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy M10 of the Markfield Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

8.5. The proposed extension is sat centrally to the principal elevation of the dwelling - it maintains a separation distance of 5.5m to the nearest side elevation of the nearest dwelling (No. 183 Markfield Road). Although it does extend further out from both neighbouring principal elevations, it does not breach 45-degrees from the centre point of their respective nearest windows.

8.6. There are no side windows proposed as part of the extension and therefore the proposal would not result in loss of privacy for the neighbouring properties. There is no direct intervisibility from the proposed front door/windowed gable with any neighbouring property.

8.7. The resultant roof massing remains modest and would not result in loss of light for any neighbouring property.

8.8. 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.

Impact upon Parking Provision and Highway Safety

- 8.9. The scheme retains sufficient space to park two standard vehicles, which has been outlined in a supporting parking plan. 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 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 Block, Site Location Plan - Drg No.001
- Proposed Roof Plan - Drg No.003
- Proposed Ground Floor Plan - Drg No.004
- Proposed Elevations, Section AA - Drg No.005
- All received by the Local Planning Authority on 27/01/26

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).

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.