

Officer Report

Planning Ref: 25/01201/FUL

Applicant: Mr And Mrs T Hayman

Ward: Hinckley DeMontfort



**Hinckley & Bosworth
Borough Council**

Site: 8 Bradgate Road Hinckley Leicestershire

Proposal: Erection of a single storey rear extension and first floor rear extension

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 erection of a single storey rear extension and first floor rear extension at 8 Bradgate Road Hinckley.
- 2.2. The proposed single storey rear extension would measure 2.7 metres in depth and a width of 6.29 metres it would feature a mono-pitched roof with an eave height of 2.30 metres and a ridge height of 3.39 metres.
- 2.3. The proposed first-floor rear extension would be constructed above the existing utility room and would have the same depth of 2.7 metres and the same width of 2.26 metres. It would feature a rear-facing gable with an eave's height of 5 metres and a ridge height of 6 metres.
- 2.4. The external walls will be finished in render to match the existing property, with white uPVC windows that complement the existing materials and finishes.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of detached properties of different size, design and finishes. A number of the properties within the street have been extended to the rear.
- 3.2. 8 Bradgate Road is a detached property with accommodation within the roof space, featuring three dormer windows on the front roof slope. The dwelling is finished in red brick, with white uPVC windows and doors installed on the elevations.
- 3.3. The dwelling is set back from the highway with a brick wall and driveway to the front.

4. Relevant Planning History **88/01431/4**

- Erection of new detached three bedroom dwelling with garage
- PER
- 23.02.1989

5. Publicity

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

6. Consultation

- 6.1 No objections have been received from HBBC Pollution.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

- 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 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

- 7.4 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 on the highway and parking provision

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 According to HBBC Good Design Guide, rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.5 The proposed single-storey rear extension would measure 2.7 metres in depth and 6.29 metres in width. It would feature a mono-pitched roof with an eaves height of 2.30 metres and a ridge height of 3.39 metres and would include three rooflights (Velux) within the roof slope. Given its scale, design, and the use of matching materials, the proposed single-storey rear extension is considered to be subordinate to the main dwelling. It is not considered to result in harm to the design of the host property or to the character of the surrounding area.
- 8.6 The proposed first-floor rear extension would be constructed above the existing utility room and would have the same depth of 2.7 metres and the same width of 2.26 metres. It would feature a rear-facing gable with an eaves height of 5 metres and a ridge height of 6 metres. It would not project to the side or extend beyond the footprint of the existing utility room at ground-floor level and the ridge height is significantly lower than the main roofline. There are no public viewpoints of the rear elevation, and by virtue of its scale the extension is considered to remain subordinate to the main dwelling as a whole. It is not considered to result in harm to the design of the host property or the character of the surrounding area.
- 8.7 The proposed matching fenestration to the rear elevation is also not considered to have any adverse impact on the main dwelling design and surrounding area.
- 8.8 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP and the NPPF (2024).

Impact upon Residential Amenity

- 8.9 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.

- 8.10 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.
- 8.11 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. Furthermore, proposals should comply with the 45⁰ guidance. The proposed rear extensions are not considered to breach 45-degree rule toward any of adjacent neighbouring properties.
- 8.2 The properties most directly affected by the proposed development are No. 6 Bradgate Road to the northwest and No. 10 Bradgate Road to the east. The extension would project slightly beyond the rear building line of No. 6; however, it would not breach the 45-degree rule and would maintain a separation distance of 1.70 metres. No windows are proposed on the elevation facing this neighbouring property, nor are there any side-facing windows at No. 6 that would be affected. Therefore, the proposal is not considered to result in an adverse loss of light, nor would it create unacceptable levels of overbearing or overdominance to this neighbouring dwelling or its residential amenities.
- 8.3 The proposal would not project beyond the rear elevation line of No. 10 and would retain the existing separation distance of 1.24 metres. Although the Good Design Guide recommends a minimum distance of 2 metres between two properties, the absence of any proposed windows on this side elevation, combined with the fact that the extension does not extend beyond the rear elevation of No. 10, means that the development is not considered to result in overdominance, overbearing impacts, loss of privacy, or overlooking to this neighbouring property or its residential amenities.
- 8.4 By virtue of 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

- 8.5 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.
- 8.6 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.7 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide (LHDG) requires dwellings with up to three bedrooms to provide a minimum of two off-street parking spaces. The proposal does not increase the number of bedrooms, and the rear extension would not affect or reduce the existing parking

area. The current parking provision to the front of the property, along with the existing garage, would remain unchanged as part of this application. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety.

- 8.8 Therefore, the scheme is regarded as being 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.

- 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:

- Proposed Rear Elevations, Drg No. 04
As received by the local planning authority on 05 January 2026 and

- Proposed Floor Plans, Drg No. 03
- Proposed Site Location, Block Plans, Drg No. SP/01

As received by the local planning authority on 15 December 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 of the extension 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.