

Delegated Report

Planning Reference: 25/01108/HOU
Applicant(s): Mr Charanjit Khang
Ward: Markfield, Stanton and Fieldhead



Hinckley & Bosworth
Borough Council

Application Site: 319 Markfield Lane, Markfield

Proposal: First floor loft conversion, single-storey rear extensions and internal re-configurations.

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

- 2.1. This householder planning application seeks planning permission for a loft conversion and two separate single-storey rear extensions to 319 Markfield Lane.
- 2.2. The proposals include converting the existing hipped roof into a habitable space creating three additional bedrooms, each with their own en-suite, with the introduction of new rooflights to serve the bedrooms and the adjoining gallery/landing area. At ground-floor level, an extension of approximately 23m² is proposed to the rear elevation, along with a two-storey extension with a footprint of approximately 10m². These additions will include associated fenestration and will accommodate an open-plan dining area and a utility room respectively.
- 2.3. All proposals include any exterior materials being matched with the main host dwelling, including facing brick and any roof alterations being finished in matching pitched tiles.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 319 Markfield Lane, within the settlement boundary of Markfield.
- 3.2. The application dwelling is an 'L'-shaped single-storey detached dwelling spanning the width of the plot. It benefits from a hipped tiled roof, facing dark brown brick along the exterior of the dwelling and is set back 22m from the highway by a brick-paved driveway. It has an established hedge to the front boundary of the property and a

timber fence to both side boundaries, including a shared boundary. It benefits from a uPVC Victorian conservatory to the rear of the dwelling.

- 3.3. The dwelling sits amongst dwellings of differing scales, massing and designs. The application dwelling is not in a conservation area but is sited 31m from The Field Head, which is a Grade-II listed building.

4. Relevant Planning History

77/00909/4

- Erection of bungalow and formation of access
- Refused
- 23.08.1977

80/01028/4

- Erection of conservatory
- Permitted
- 14.07.1980

85/01075/4

- Erection of double garage extension
- Permitted
- 09.01.1986

90/00599/4

- Conservatory
- Permitted
- 26.06.1990

18/01096/FUL

- Conversion of existing garages to one dwelling
- Permitted
- 19.12.2018

23/00095/OUT

- Outline planning permission for a single new dwelling (all matters reserved)
- Permitted
- 28.03.2023

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
- HBBC's Conservation Officer:
'The application property 319 Markfield Lane is a relatively modern dwelling within the wider setting of the grade II listed building Field Head Farmhouse, which is now in use as a public house. The property makes no direct contribution to the special historic and architectural interest of the Farmhouse, and due to the intervening distance and its modest scale the property is a neutral presence within its wider setting. In my opinion the proposed development will not materially alter this arrangement, and as such it will have no adverse impact upon the special interest and heritage significance of the grade II listed building. Therefore, the proposal will comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Section 16 of the NPPF, and Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990.'

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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- 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 sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area and the setting off the listed building
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area and the setting of the listed building

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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3. Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4. Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5. Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.7. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.8. Policy M10 of the Markfield Neighbourhood Plan states development must be sympathetic to local character and be in keeping with the scale, form and character of its surroundings.
- 8.9. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.10. According to the 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. The Good Design Guide also states, where there are no public views into a site, a fully integrated two storey rear extension may be acceptable unless there is a detrimental impact on the adjacent properties. Both rear extension elements remain subordinate to the main dwelling by virtue of their scale and massing.
- 8.11. The proposed roof extension does not fundamentally alter the design of the dwelling and uses only rooflights that lie flush with the hipped roof structure to produce natural light. There is no considerable increase in roof height, as viewed from the highway, and thus has minimal further harm to the established street scene. The two-storey extension results in the roof adopting a flat roof section or “crown roof” element. The small increase in scale and massing of the roof does not materially alter the roofscape and is considered acceptable in this case.
- 8.12. In terms detailing, both rear extension elements are to be finished in facing brick which is consistent with the main dwelling and does not detract from its original design.
- 8.13. The proposed windows and doors are designed to be coherent with the main dwelling and maintain the established window pattern of the dwelling.
- 8.14. The property makes no direct contribution to the special historic and architectural interest of the Grade II Listed Farmhouse opposite the dwelling, and due to the intervening distance and its modest scale the property is a neutral presence within its wider setting. The proposed development will not materially alter this arrangement, and as such it will have no adverse impact upon the special interest and heritage significance of the listed building.
- 8.15. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policies DM10, DM11, DM12 of the SADMP, Policy M10 of the Markfield Neighbourhood Plan, the Good Design Guide, Section 16 of the NPPF, and Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

Impact upon Residential Amenity

- 8.16. 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.
- 8.17. 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.18. The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.19. The host dwelling sits adjacent to No. 317 Markfield Lane and to the rear (and positioned perpendicular) of No. 197 Leicester Road.
- 8.20. Windows proposed on the ground floor includes two full-length bifold doors/windows, one at the new extension element and one at an existing living space at the rear of the dwelling, which faces the rear property boundary and side elevation of 197 Leicester Road, however this is 30m away. The windows will not cause loss of privacy for any neighbouring dwelling. There are no further windows proposed at the side elevations of the dwelling.
- 8.21. No element of the proposals breach 45-degree from any neighbouring window. The dwelling to the rear No. 197 Leicester Road, is not impacted by the additional rear depth.
- 8.22. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The new rooflights proposed at the hipped roof do not have any direct intervisibility of any neighbouring property. The side elevation of No. 317 Markfield Lane may be in close proximity but does not have any principal habitable windows at this elevation.
- 8.23. To comply with the Good Design Guide, dwellings with three or more bedroom should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are all provided with private outdoor amenity space that exceeds 30m in length and 539m² in total area, which is compliant with the Good Design Guide.
- 8.24. 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

- 8.25. Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.26. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.27. 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.
- 8.28. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.29. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.30. While the proposal introduces three additional bedrooms, the existing front driveway would remain unchanged and is already capable of accommodating multiple vehicles with sufficient space for turning and two separate entry/exit points. 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 Local Planning Authority on 18/11/25
- Proposed elevations, floor plans and block plan - Project/Drawing No. 150925 HS - Revision 5 - received by the Local Planning Authority on 02/02/26

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. All external materials used in the construction of the development shall match the existing building in colour, texture and profile.

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 or call 0116 272 7533.