

Delegated Report

Planning Ref: 25/01176/HOU

Applicant: Jon Gardner

Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 2 Belle Vue Road Earl Shilton Leicester

Proposal: Demolition of the existing single storey garage, erection of a two-storey side extension and associated works.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 1.2. This application seeks full planning permission for demolition of the existing single storey garage, erection of a two-storey side extension and associated works at 2 Belle Vue Road, Earl Shilton Leicester.
- 1.3. The proposed two storey side extension would have a width of 3.81 and a depth of 8 metres, it features a front gabled roof with an eave height of 4.92 metres and a ridge height of 6.79 metres.
- 1.4. The extension would create an additional first-floor en-suite bedroom while retaining the existing garage on the ground floor.
- 1.5. The proposed external materials include cavity-rendered appearance walls to match the host dwelling, clay tiles to the roof and white uPVC to the openings.

3. Description of the site and surrounding area

- 3.1. The application site lies within the settlement boundary of Earl Shilton. The dwelling at 2 Belle Vue Road is a two-storey detached property featuring a pitched roof design. The property is set back from the highway and benefits from an existing front driveway.
- 3.2. Within the street scene there is a mixture of two-storey detached dwellings in different design and styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character.

4. Relevant planning history

N/A

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. No responses have been received from Earl Shilton Town Council.

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014
- Policy 22: Design
- 7.2. Core Strategy (2009)
- Policy 2: Development in Earl Shilton
- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and transportation
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

- 8.1. Extensions to dwellings 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 neighbouring residential amenity
 - Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.4. The proposed two-storey extension would project 1 metre from the front elevation of the dwelling and would have a width of 3.81 metres and a depth of 8 metres. It also features a front-gabled roof with an eave's height of 4.92 metres and a ridge height of 6.79 metres. According to the HBBC Good Design Guide, where a side extension is proposed, a setback from front elevation and a set-down from ridge height of at least 0.5 metres is normally required to ensure the extension remains subordinate to the main dwelling. However, given the specific form of development in this case,

and as the extension as presented would create a symmetrical appearance, it is considered acceptable to omit the setback and set-down. The 1-metre front projection matches that of the existing structure, and the eaves form and roof shape would replicate the original dwelling. As such, the extension is considered subordinate to the main property and is not expected to have any adverse impact on the streetscene or the character of the dwelling. Furthermore, its design is in keeping with the character and appearance of the surrounding area.

- 8.5. Moreover, the proposal would incorporate a setback of 0.88 metres from the original rear elevation. While this does not create the same level of symmetry as achieved on the front elevation, the design is not considered to be poor. Given the nature of the rear elevation and that it is not visible from any public viewpoints, the proposal is not considered to have any adverse impact on the main dwelling or on the character and appearance of the surrounding area.
- 8.6. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in achieving successful residential design. The proposed extension includes the insertion of one first-floor window to the front elevation, which replicates the design and sitting of the existing window on the right-hand side. A row of windows are also proposed on the side elevation, along with one first-floor window and a uPVC door to the rear. These elements are considered consistent with the existing fenestration style of the main dwelling. As such, the proposed fenestration is not considered to have any adverse impact on the design or the character of the surrounding area.
- 8.7. The proposed use of roof tile, render along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the main residential dwelling.
- 8.8. By virtue of the extension sitting, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10. 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.
- 8.11. The adjacent neighbouring properties are no.4 Belle Vue Road to the north west, no.220 Hinckley Road to the south east and no.216 Hinckley Road to the rear. The proposed extension is not considered to have any material impact to no.220 due to its siting beyond the existing built form and therefore the proposal is not considered to impact on no.220 and its amenities.
- 8.12. As mentioned above, no. 4 is located to the north west of the application property. The proposal would not protrude beyond this neighbouring property's building line and therefore would not breach the 45-degree rule. The extension would also retain the existing separation distance provided by the garage and would remain aligned

with the main dwelling's curtilage line. Although the distance between the proposal and the neighbouring boundary is less than 1 metre, given that the neighbouring property is two-storey and contains no side-facing windows towards the development, the proposal is not considered to result in any overdominance, overbearing impact, or loss of light to this neighbour.

- 8.13. There is a row of first-floor side-facing windows proposed in the extension facing no.4; however, these would high level windows with a cill height no less than 1.6m above FFL. As such, the proposed windows are not considered to result in any adverse loss of privacy or overlooking impact on this neighbouring property and amenity.
- 8.14. The neighbouring property to the rear, No. 216, is positioned directly behind the host dwelling. One first-floor window is proposed on the rear elevation of the extension, facing towards this property. However, given the separation distance of approximately 12 metres to the rear boundary treatment and a distance of more than 20 metres to the built area of the neighbouring dwelling, the proposal is not considered to result in any adverse overlooking or loss of privacy to this neighbouring property and its amenities especially considering the presence of existing rear facing windows.
- 8.15. By the virtue of above the proposed side extension does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP, the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.2. 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.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.4. The proposal would increase the number of bedrooms to three. According to the Leicestershire Highway Design Guide, two parking spaces are required for dwellings with two or three bedrooms. The site can accommodate two parking spaces withing the proposed garage and existing front driveway. Therefore, the proposal is considered as compliant with Policies DM17 and DM18 and is not expected to result in any adverse effects on parking provision, pedestrian safety, or highway safety.

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

- Proposed Elevations, Drg No. 0426 L GA 011
- Proposed Roof Plan, Drg No. 0426 A RF 010
- Proposed Ground Floor Plan, Drg No. 0426 A GF 008
- Proposed First Floor Plan, Drg No. 0426 A 1F 009,
- Site Plan, Drg No. 0426 A GA 003
- Block Plan, Drg No. 0426 A GA 002

as received by the Local Planning Authority on the 8th 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 proposed 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).

12 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.