

Delegated Report

Planning Ref: 25/01070/HOU

Applicant: Mr Harrold & Miss Elliot

Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: 39 Upland Drive Markfield Leicestershire

Proposal: Demolition of the existing carport and the erection of a single storey rear and side extension

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 carport and the erection of a single storey rear and side extension at 39 Upland Drive Markfield.

1.3. The proposed extension would be along the rear elevation and partly to the side elevation to Avery Drive and it would feature an “L” shape extension which would have a maximum width of 7.64 and a maximum depth of 5.10 metres, it would features a mono-pitched roof with an eaves height of 2.35 metres and a ridge height of 3.72 metres.

1.4. The extension would create a utility room and an office to the side and an extension to the dining room to the rear.

1.5. The proposed external materials include facing brickwork walls to match the host dwelling, 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 Markfield. The dwelling at 39 Upland Drive is a two-storey detached property featuring a gabled roof design. The property is set back from the highway, occupying a corner plot and benefits from an existing front driveway and garden area.

3.2. Within the street scene there is a mixture of two-storey detached and semi-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 Makefield Parish Council.
- 6.2. No objections have been received from LCC Ecology, they have stated that the proposal will have a minimal ecological effect and therefore no objection and no further action is required.

7. Policy

- 7.1. Markfield Parish Neighbourhood Plan 2020-2039
 - Policy M10: Design
- 7.2. Core Strategy (2009)
 - Policy 8: Key Rural Centres Relating to Leicester
- 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 M10 of the Markfield Neighbourhood plan seeks to ensure that any future residential development to be supported development must be sympathetic to local character and history.
- 8.4. The HBBC Good Design Guide notes that overdevelopment of corner plots can create an oppressive appearance and lead to a noticeable change in the prevailing

character of an area. The proposed extension would project 1.90 metres from the elevation facing Avery Road and 2.13 metres from the rear elevation. It would extend along the rear elevation and partially along the elevation to Avery Drive, forming an L-shaped extension with a maximum width of 7.64 metres and a maximum depth of 5.10 metres. The extension would include a mono-pitched roof with an eave's height of 2.35 metres and a ridge height of 3.72 metres. The proposal would replace the existing carport, which is considered to be of poor design quality. Taking into account the character of the area and the visibility afforded by the corner plot, the proposed development is considered to represent a neutral change in design terms with some improvements through the replacement of the flat roof carport. Its single-storey form also ensures that it remains subordinate to the host dwelling and therefore the proposal is not expected to have any adverse impact on the streetscene or the character of the surrounding area.

- 8.5. The HBBC Good Design Guide highlights that fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—forms an important part of achieving high-quality residential design. The proposed extension includes one door to the front elevation, a door and a window to the rear elevation, and rooflights within the mono-pitched roof. The size, positioning, and overall treatment of these openings are considered appropriate and in keeping with the appearance of the host dwelling. As such, the proposed fenestration is not expected to result in any adverse impact on the design, character, or visual amenity of the surrounding area.
- 8.6. The proposed use of roof tile, facing brickwork with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the main residential dwelling.
- 8.7. 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 Markfield Parish Neighbourhood Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8. 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.
- 8.9. 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.
- 8.10. The adjacent neighbouring properties are No. 41 Upland Drive to the north and No. 1 Avery Drive to the east. The proposed extension would not breach the 45-degree rule in relation to No. 41 Upland Drive. A separation distance of approximately 1 metre would be retained to the boundary treatment. In addition, No. 41 has an existing garage positioned along this boundary, meaning the proposed extension would be set around 1 metre from the built form of this neighbouring property. As the garage is not a habitable space and given the single-storey height of the proposed development along with the absence of any openings on the side elevation facing this neighbour, the proposal is not considered to result in any

adverse impacts in terms of overdominance, overbearing effects, loss of privacy, or overlooking to this neighbouring properties and its amenities.

- 8.11. As noted above, No. 1 Avery Drive is located to the east of the application property. The proposed extension would not project beyond this neighbouring property's building line and therefore would not breach the 45-degree rule. The HBBC Good Design Guide states that a principal window to a habitable room should ideally be no closer than 8 metres from the blank side elevation of a neighbouring single-storey property, increasing to 14 metres for a two-storey property and above. In this case, a separation distance of 5.48 metres would be retained between the proposed development and No. 1. There is a first-floor window on No. 1 that faces the proposed development, and the proposal includes a principal window serving the office area at ground floor. However, the neighbour's window is not considered to be a principal window, and the presence of boundary treatment between the neighbouring property and the main dwelling would mitigate any additional potential overlooking impacts. Taking these factors into account the proposal is not considered to result in any adverse overdominance, overbearing, or loss of privacy impacts to this neighbouring property or its amenities.
- 8.12. By the virtue of above the proposed 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 Markfield Parish Neighbourhood 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 wouldn't increase the number of bedrooms. Although the carport would demolish as a part of this application the parking space would remain unchanged. 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:

- Drg No 0114 Rev C Sheet 2 Location and Site Plan, Sheet 3 Parking Plan, Sheet 6 Proposed Elevations, Sheet 7 Proposed Ground Floor Plan, Sheet 8 Proposed First Floor Plan, and Sheet 9 Proposed Roof Plan

as received by the Local Planning Authority on the 4th November 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.