

Officer Report

Planning Ref: 25/01174/HOU

Applicant: Mr J. Eyre

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 25 Lindridge Lane Desford Leicester

Proposal: Erection of single storey front and side extensions, detached garage and 2.0m high timber fence

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 full planning permission for the erection of a single storey front and side extensions, detached garage and 2.0m high timber fence at 25 Lindridge Lane Desford.
- 2.2. The side extension would measure 3.96 metres in width and 26.68 metres in depth and it would have an eaves height of 2.54 metres and a ridge height of 4.50 metres. It also would protrude forward of the front elevation by 2.5 metres.
- 2.3. A separate front extension is proposed to the hallway which would measure 2.6 metres in depth and 2.47 metres in width and would feature a gabled roof with an eaves height of 2.61 metres and a ridge height of 3.81 metres.
- 2.4. A detached garage is proposed to the front of the plot. it would have internal measurements of 5.5 metres in depth and 5 metres width and features a gabled roof with a ridge height of 3.77 metres and an eaves height of 2.46 metres.
- 2.5. The proposed fence would be located to the north-west side of the main building and would have a height of 2 metres and a length of 48.62 metres.
- 2.6. The external walls on the proposed extensions and the garage would be finished in facing brickwork and roof tile to match the existing property, with white uPVC windows that complement the existing materials and finishes.
- 2.7. An amendment was requested by the case officer for the proposed garage to be set further back from the front boundary treatment. This has been provided by the agent, with the garage repositioned to include a 0.5 metre setback.

3. Description of the Site and the Surrounding Area

3.1. The application site is located within the countryside and within the settlement boundary of Desford. The street scene is a mix of detached properties of different size, design and finishes.

3.2. 25 Lindridge Lane is a single-storey detached property and is finished in red facing brick with windows and doors in white uPVC installed on the elevations.

3.3. The dwelling is set back from the highway with a small front garden and a driveway.

4. Relevant Planning History

- None relevant

5. Publicity

5.1 The application has been publicised by sending out letters to local residents and by a site notice.

5.2 No response has been received.

6. Consultation

6.1 No objections have been received from following consultees:

- Desford Parish Council
- HBBC Tree Officer: they have stated that '*I have no formal objection to the application. It is noted that the proposal will result in the removal of several semi-mature trees on site. Where feasible, please consider incorporating replacement planting within the site to mitigate this loss*'

7. Policy

7.1 Core Strategy (2009):

- Policy 13: Rural Hamlets

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 Desford Neighbourhood Plan 2018-2036

- Policy H7: Housing 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:

- 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 Policy H7 of the Desford Neighbourhood Plan seeks to ensure that any new development in Desford enhances and reinforces the local distinctiveness and character of the area in which it is situated.

8.5 The proposed single-storey side extension would measure 3.96 metres by 26.68 metres, with an eave's height of 2.54 metres and a ridge height of 4.50 metres. It would also project 2.5 metres from the front elevation and include a 0.63 metres set down. While the projection from the front elevation may be considered a breach of the Good Design Guide, given the stepped design of the existing front elevation, together with the varied architectural styles within the surrounding area, the proposal is not considered harmful to the streetscene or the design of the main dwelling. Given the scale of the existing property, the extension would remain modest and subordinate overall, and therefore the proposed side extension is not considered to result in any adverse impact on the design or character of the area.

8.6 According to the HBBC Good Design Guide, front extensions should not normally project more than 2 metres beyond the front elevation and should not cover more than 50% of it. The proposed front extension would measure 2.6 metres x 2.47 metres and would incorporate a gabled roof, with an eaves height of 2.61 metres and a ridge height of 3.81 metres. While the extension would not cover more than 50% of the front elevation, it would project more than 2 metres. However, due to the stepped

nature of the existing front elevation, the extension would not exceed the maximum forward projection of the dwelling as a whole. And given its scale, matching materials, and complementary pitched roof design, the extension is considered modest and subordinate to the main dwelling. It is therefore regarded as being in keeping with the character and appearance of both the host property and the surrounding area.

- 8.7 The proposed single-storey garage would measure 5.5 metres x 5 metres and would feature a gabled roof with a ridge height of 3.77 metres and an eaves height of 2.46 metres. It would be positioned forward of the principal elevation, with a distance of 3.16 metres to the boundary treatment and 2.20 metres to the front of the dwelling. Given its single-storey scale, as well as the width of the dwelling and the proposed extensions, the garage is not considered to dominate the streetscene or detract from the design of the main dwelling despite its prominent positioning. Furthermore, there are existing examples of front garages within the locality, and therefore the proposal is not considered to have any adverse impact on the character or appearance of the host dwelling or the surrounding area.
- 8.8 The proposed matching fenestration to the elevations is also not considered to have any adverse impact on the main dwelling design and surrounding area.
- 8.9 The proposed fence would be located on the northwest side of the main dwelling, measuring 2 metres in height and 48.62 metres in length. As the location is hidden from the streetscene and the shared boundary adjoins the countryside, the use of timber is considered appropriate and is not considered to harm the main dwelling design nor surrounding area. Therefore, the proposed fence is considered to be in keeping with the design and character of the area.
- 8.10 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, the NPPF (2024), and Desford Neighbourhood Plan.

Impact upon Residential Amenity

- 8.11 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.
- 8.12 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.
- 8.13 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 only directly affected neighbouring property is No.

19 Lindridge Lane. The proposed development is not considered to breach the 45degree rule to this neighbouring property and would retain the existing separation distance to No. 19. In addition, two ground floor windows are proposed on this side elevation which is not considered to cause any overlooking or loss of privacy impacts due to the separation distance and intervening boundary treatment. Therefore, the development is not considered to result in any adverse impacts in terms of overdominance, overlooking, or overbearing effects on neighbouring properties or their residential amenities.

- 8.14 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

- 8.15 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.
- 8.16 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.17 Table 28 (Residential Parking Standards) of the Leicestershire Highways Design Guide (LHDG) requires that dwellings with up to three bedrooms provide a minimum of two offstreet parking spaces. The proposal would increase the number of bedrooms from one to three and the proposed side and front extensions have some potential to reduce existing parking space. Despite this, the proposed garage would provide one parking space, and the existing hardstanding to the front of the property can accommodate an additional parking space. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety.-street parking spaces. The proposal
- 8.18 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:
 - 25 Lindridge Lane - Bungalow - Proposed - PLANNING Rev A at A1.pdf
As received by the local planning authority on 09 February 2026 and
 - 25 Lindridge Lane - Bungalow - Site location - Proposed Rev A at A3.pdf
As received by the local planning authority on 13 February 2026

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 extensions and proposed garage 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.
2. Where feasible, please consider incorporating replacement planting within the site to mitigate the loss of existing planting.