

Officer Report

Planning Ref: 25/00982/HOU

Applicant: Mr Wykes

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 10 St Martins Stapleton Leicester

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

Case Officer(s): Zahra Jam-Rotbeh

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 demolition of the existing outbuilding and the erection of a single storey side and rear extension at 10 St Martins, Stapleton.
- 2.2. The proposed rear extension would have a depth of 4 metres and a width of 10.50 metres; it would feature a pitched roof with three Velux window. It would have an eave height of 2.25 metres and a ridge height of 3.5 metres.
- 2.3. The proposed side extension, combined with the rear extension, will form an overall 'L' shape. The extension will have a depth of 9 metres and a width of 3.2 metres, featuring a pitched roof with the same dimensions as stated above.
- 2.4. The material to the external walls would be in facing brick as existing and the windows and door and windows openings would be in white uPVC.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is located in a residential estate within the settlement boundary of Stapleton and within a small cul-de-sac. It is a semi-detached two storey house with gable sided roof form. It is constructed of red facing bricks, grey concrete interlocking roof tiles and white uPVC windows. There is an attached timber car port and detached outbuilding to the side elevation. The site frontage is surfaced in loose stones and provides three off-street parking spaces. There is an enclosed rear garden.
- 3.2. The side garden has an extant full planning permission for the erection of a detached bungalow but the permission has not yet been implemented. This permission would prevent the consent being implemented as the extension protrudes on to the siting of the dwelling.

- 3.3. The adjoining two storey semi-detached dwelling has been extended to the rear elevation with a single storey extension of 4 metres in depth and a lean-to roof.

4. Relevant Planning History

16/00017/PP

- Erection of 1 No. dwelling (outline - all matters reserved)
- DISMIS
- 20.07.2016

15/00768/OUT

- Erection of 1 No. dwelling (outline - all matters reserved)
- REF
- 16.09.2015

19/00458/HOU

- Detached outbuilding and boundary fence to front (retrospective)
- PER
- 16.07.2019

22/00949/FUL

- Proposed single storey bungalow dwellinghouse
- PER
- 15.12.2022

23/00136/HOU

- Single storey rear extension
- PER
- 06.04.2023

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One objection has been received, citing concerns regarding overdevelopment, design, overlooking, environmental impact, and potential structural risks.

6. Consultation

- 6.1. No objection has been received from the following consultees:
- LCC Ecology Unit
 - Kirkby Mallory, Peckleton and Stapleton Parish Council

7. Policy

7.1. Core Strategy (2009):

- None relevant

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 upon parking provision and highway safety

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 the HBBC Good Design Guide (2020), rear extensions should be clearly subordinate to the main dwelling in terms of height, width, depth, and should reflect

or complement the detailing and materials of the original building. The proposed extension would have a “L” shape along the rear and side extension have a maximum depth of 9 metres and a maximum width of 10.50 metres. It would feature a pitched roof with an eave height of 2.25 metres and a ridge height of 3.5 metres. Due to its dimensions, single-storey nature and the main dwelling plot dimension, the extension is considered subordinate to the main dwelling. As such, the proposed design is considered to be in keeping with the character and appearance of the surrounding area and neighbouring properties.

- 8.5. The proposal also includes the demolition of the existing outbuilding. While the outbuilding is located within the streetscene, its removal would not cause any harm and is considered to have a neutral impact on the streetscene, the main dwelling, and the surrounding area.
- 8.6. A concern has been raised regarding the extension being considered overdevelopment. However, given the remaining total garden area of 115 sqm and the demolition of the outbuilding as part of this application, the proposal does not result in overdevelopment within the site. Furthermore as outlined elsewhere in the report the approved dwelling would not be constructed in tandem with the extensions. Therefore, it is not considered to have any adverse impact on the main building or the surrounding area.
- 8.7. Proposed fenestration to the rear, side and front elevations is not considered to harm the design of the main dwelling or surrounding area.
- 8.8. Therefore, the proposed extension is not considered to have any adverse impact on the character or design of the main dwelling or the surrounding street scene, and the development complies with Policy DM10 of the SADMP and Chapter 12 of the NPPF.

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 that 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 45° guidance. The proposed extension is not considered to breach the 45° rule for adjoining residents and would maintain the existing separation distance from the neighbouring properties at No. 8 and No. 11 St Martins and

therefore it's not considered to cause any overdominance or loss of light to the adjacent neighbouring amenities.

- 8.12. Only one side facing door is proposed on the west side elevation facing No.11 St Martins, this would serve a garage and therefore there would be no loss of privacy to this property. No side facing windows are proposed facing No.8 which protects their privacy.
- 8.13. According to HBBC Good Design Guide, principal windows to habitable rooms of neighbouring properties should not be less than 21m apart, unless they are across a road. The proposed rear extension would have a distance of 8.21 metres to No.10 Dadlington Lane, however given the absence of any principle window on this elevation of the main dwelling and the nature of single storey extension and sufficient boundary treatment between the dwellings the extension is not considered to cause a loss of privacy to this property. Furthermore, the single storey nature and siting of the extension would prevent adverse loss of light impacts or overdominance to the neighbouring amenities of no.10.
- 8.14. By virtue of these factors, 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. The proposal would not increase the number of bedrooms, which would remain at four. In accordance with the Leicestershire Highways Design Guide (LHDG), the property requires three off-street parking spaces, with each space having minimum dimensions of 2.4 x 5.5 metres. the driveway at the front of the property would accommodate 2 vehicles. Owing to the cul-de-sac location the shortfall of one parking space is unlikely to cause a highway safety issue. Therefore, the development is considered to comply with the LHDG standards and policies DM17 and DM18 and is not expected to have any adverse impact on parking provision, pedestrian safety, or highway safety.

Other Matters

- 8.18. Some additional concerns have been raised by the neighbours, which are partially addressed above in the design and neighbouring amenities assessment. Further issues will be considered in this section.

- 8.19. The neighbour has raised concerns regarding the heating system and oil tank. However, the need to relocate the oil tank is not a planning consideration, and the installation of an air source heat pump would require a planning application unless it falls under Permitted Development. Therefore, this concern is not considered a material planning issue.
- 8.20. There is also a concern regarding drainage and ground stability, which falls under Building Regulations and is not covered by the planning department. Therefore, this concern is not considered a planning matter.

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:
 - Existing & Proposed Plans & Elevations Including Site & Block Plan Dwg no. AVD-743-SMS-PL01, along with application form all received by the local planning authority on 9 October 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 proposed extension and openings shall match the corresponding materials of the main 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. Implementation of the extensions hereby approved would mean that the dwelling approved under application 22/00949/FUL could not be implemented lawfully.
2. 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.