

Delegated Report

Planning Reference: 25/00949/HOU
Applicant(s): Mr Stewart Hook
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Application Site: 11 Lismore Drive, Hinckley
Proposal: Single storey rear extension and side garage extension
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 single-storey rear extension to 11 Lismore Drive, Hinckley. The proposal includes a single-storey element with a pitched roof extending across the original rear elevation, incorporating bi-fold doors and three rooflights. Additionally, a side extension with a hipped roof projects from the original existing detached garage and main building, creating a wrap-around form and an attached garage.
- 2.2. The most prominent element of the extension externally measures approximately 3.24m in width by 10.03m in depth, creating a footprint of around 32.5m², and accommodates a garage space. The rear extension measures approximately 5.92m in width and 3m in depth from the rear elevation. The extension is positioned primarily to the side and rear of the existing dwelling and adjoins the existing kitchen and dining area.
- 2.3. The proposed development includes some additional fenestration – a 4m wide bi-fold door at the recessed rear elevation, three 51m² rooflights and a 1.8m wide patio door at the southwest elevation of the proposed rear/side extension, facing inward. No windows are proposed at the rear elevation of the projecting rear elevation or either side (northeast or southwest) elevation.
- 2.4. The construction materials proposed for the extension include a light-coloured render to the rear extension and some alterations to the principal façade of the dwelling. Fenestration frames will be constructed from a dark grey uPVC.
- 2.5. The proposed extension features two separate roof provisions. The main section has an eaves height of approximately 2.2m and ridge height of 3.8m, while the adjoining

mono-pitched roof (at the rear) has a ridge height of approximately 3.2m and eaves height of 2.2m.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 11 Lismore Drive, within the settlement boundary of Hinckley. The property comprises a three-bedroomed semi-detached dwelling situated on a plot measuring approximately 410m².
- 3.2. The dwelling is constructed predominantly using light-brown brick and features 'brilliant' white painted render detailing centrally to the two frontage windows, and a projecting flat-roof entrance canopy, typical of 1970s residential design. This design is reflected in the adjoining dwelling, except by the use of an off-white colour rendering. The property is set back 11m from the highway by paved driveway and small turfed front garden and is bounded by a mixture of hedges and hard boundary treatment.
- 3.3. The application dwelling is sited forward from neighbouring detached No. 9 Lismore Drive and set back from Nos 15 and 17 Lismore Drive, which forms a stepped street frontage. The surrounding area is predominantly residential in nature, consisting of similar detached dwellings built in the 1970s. Properties in the vicinity are generally of varying scale and design, some benefitting from mono-pitched projecting roofs and some being detached in nature.
- 3.4. To the rear of the site lies further residential development, along Bute Close, which is also typical of 1970s residential design, many of which are semi-detached dwellings similar in design and scale to the application dwelling.
- 3.5. The site is not located within a conservation area, nor is the property listed.

4. Relevant Planning History

- 4.1. There is no planning history associated with this property.

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 consultees were consulted for this application, as there are no relevant site constraints.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 1: Development in Hinckley
- 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:
- 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
 - 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. 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 NGD 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 The main 'bulk' of the extension is positioned to the rear of the property, effectively screened from public view with little encroachment to the property frontage. No changes are proposed to the front elevation of the dwelling, meaning public views of the proposals are minimal. The only visible alteration is the conversion of the detached side garage into an attached structure with a hipped roof form. This design approach is inconsistent with the main dwelling but consistent with the varied character of the area, where similar extension designs exist - No. 23 Lismore Drive features a flat-roof garage which contrasts its main roofline, while No. 4 Lismore Drive incorporates a fully hipped wraparound front and side extension, differing from its original gabled roof design.
- 8.9 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 proposed single-storey rear extension is proposed to be finished in a light-coloured render with dark grey uPVC windows, to provide a consistent match with all fenestrations upon all elevations of the dwelling. The use of render material contrasts with the existing brickwork, however the proposed colour (as outlined in the Proposed Elevations - Drg No. 25/55 03A) complement one another – the render colour would complement the main facing brickwork of the dwelling. Although the extension is not greatly subordinate in width (in comparison to the rear elevation of the original dwelling), its rear siting and reasonable ridge height significantly mitigates any design drawbacks.
- 8.10 There is no direct impact of the proposals upon the established building line along Lismore Drive, and therefore the overall street scene, given that no element of the proposals exceed the main roof ridgeline and are largely screened to the rear and side of the dwelling.

- 8.11 The side extension does, however, impact the established separation distances between the dwellings and as the application dwelling shared its original design with the houses immediately adjacent, this will impact the general original design of the street and result in a design anomaly. However, care has been taken to ensure that the roof structure (hipped) remains subordinate in height and the eaves and ridge height largely mitigates this. Anything greater in height would be inappropriate and overbearing in design.
- 8.12 By virtue of its screened siting, positioning, broadly subordinate dimensions and complementing material selection the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.13 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.
- 8.14 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.
- 8.15 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. It also states that single-storey extensions should not breach 45-degrees from the centre of the nearest habitable window. Measuring from the centre point of the nearest habitable rear window at adjoined No. 13 Lismore Drive, the 45-degree guidance is not breached, and given the sun's path the extension will not result in further loss of light. At No. 9 adjacent, the 45-degree guideline is fully complied with, as the property features an attached garage which already breaches this guidance and provides an adequate separation distance, the property is also set back by approximately 5m and as a result, this offsets any additional rear depth to the application dwelling.
- 8.16 Fenestration proposed – a 4m wide bi-fold door and internally facing double patio-door does not directly face any neighbouring habitable space and therefore does not result in loss of privacy. Given the minimal size of the three rooflights proposed atop the mono-pitched roof, they will not result in loss of privacy for neighbouring properties. The patio door, although it looks directly at a neighbouring property, it faces just a hard (shared) boundary treatment, which mitigates any potential loss of privacy for the occupiers of No. 13 Lismore Drive. To further soften this, an established line of vegetation and foliage disrupts any minimal intervisibility.
- 8.17 The side extension, with its hipped roof design, introduces noticeable 'bulk' close to the property boundary. If the neighbouring dwelling (No. 9) sat flush with the

application dwelling, this would result in an overdominant and oppressive design. However, as No. 9 is set slightly back, this largely mitigates this drawback. The hipped roof itself has a ridge height of 3.8m and eaves height of 2.2m, which is not uncommon. Lowering the overall ridge height would create an inconsistent roof pitch compared to the main dwelling and rear extension.

- 8.18 The separation distance between two principal windows to habitable windows should be a minimum of 21m, according to the Good Design Guide. In this case, there is a separation distance of 33m maintained from the rear facades of any neighbouring properties to the rear and therefore will not result in any loss of privacy caused by this further projection.
- 8.19 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. No element of the neighbouring property has direct views of a blank elevation of the proposals and will therefore not result in oppressive development. The single-storey rear extension does not extend fully up to the shared property boundary (between Nos. 13 and the application dwelling), and this mitigates any stark white wall in close proximity to the neighbour's large opening sliding patio door, which sits perpendicular.
- 8.20 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.21 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. Despite this guidance, it is noted the proposals are provided with private outdoor amenity space that exceeds 182m² in total area and minimum of 17.62m in length, which is compliant with the Good Design Guide.
- 8.22 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 in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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
- As Proposed Scheme 2 Plans and Elevations Dwg no. 25/55 03A
- Block & Location Plan Dwg no. 25/55 05
- All received by the Local Planning Authority on 02/10/25

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).

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.