

Delegated Report

Planning Ref: 26/00382/HOU
Applicant: Shaun Denton-Beaumont
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: 143 Wykin Road Hinckley Leicestershire

Proposal: Two storey side extension with single storey wrap around 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

2.1. This householder application seeks planning permission for the erection of a two-storey side extension with single storey wrap around extension at 143 Wykin Road Hinckley.

2.2. The proposed extension at ground floor level would have an irregular shape with a maximum depth of 9.84 metres and width of 5.35 metres. It would project forward of the front elevation by 1.8 metres but would not protrude beyond the rear elevation. It features a mono-hipped roof form front to the side with an eave's height of 2.27 metres and a ridge height of 3.38 metres. The single storey section would have a flat roof to the rear with a slightly higher eave height of 2.43 metres. a bi-fold door is also proposed to the front elevation.

2.3. The proposed two storey extension would provide an additional bedroom at first-floor level. It would measure 4.85 metres in depth and 3.20 metres in width, it would feature a hipped roof form to the front of the property. It would have a consistent eaves height of 4.51 metres and a ridge height of 6.66 metres. The height of the existing main hipped roof would remain unchanged.

2.4. Matching materials are proposed to the external elevations, and the proposed roof would be in tiles to match existing.

2.5. An amendment was received following the Case Officer's request to change the two-storey rear extension flat roof design to a single storey roof form due to concerns regarding neighbouring amenity.

3. Description of the site and surrounding area

3.1. The application site relates to a two-storey terraced dwelling in the settlement boundary of Hinckley. The property is a corner plot set back from the highway.

3.2. The surrounding area is characterised by two-storey terraced and semi-detached properties in brickworks and rendered with different colour and designs. Public green areas sit to the north of and west of the dwelling.

3.3. There are some similar developments (to that proposed) in the surrounding area and an existing garden area and driveway to the front of the property.

4. Relevant planning history

- None-Relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. None-Relevant

7. Policy

- 7.1. Core Strategy (2009)
- Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies (SADMP) 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
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide

8. Appraisal

- 8.1. Extensions to existing domestic properties within urban settlement boundaries 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 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. According to HBBC Good Design Guide (2020), 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.

- 8.5 According to HBBC Good Design Guide (2020), front extensions such as this should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not also result in the loss of existing parking spaces where it would impact on the streetscene and car parking provision.
- 8.6 The proposed single-storey extension would project 1.80 metres from the front elevation. The proposed side extension would result in a slight increase of more than 50% to the front elevation at ground-floor level. However, given the presence of similar designs within the surrounding area, the distance from the highway, the property's position as the end dwelling within the terrace, and the design of the existing dwelling, these alterations to the front elevation are considered to integrate well with the host property. Therefore, the proposal is not considered to result in harm to the appearance of the host dwelling or the character and appearance of the surrounding area.
- 8.7 The proposed two-storey side extension would align with the existing front building line and would incorporate a hipped roof form that reflects the design of the host dwelling. The extension would be set down by approximately 0.71 metres from the main ridge, ensuring it remains visually subordinate to the original dwelling. Owing to its modest scale, appropriate design, and balanced appearance within the elevations, the proposal is considered to respect the character and appearance of the host property or character of the surrounding area.
- 8.8 The proposed single-storey rear extension would incorporate a flat roof design and would be visible from Gwendoline Avenue. However, when considered as part of the overall development, its modest scale, limited projection, and single-storey form ensure that it would remain subordinate to the host dwelling. As such, the extension is not considered to result in harm to the character or appearance of the dwelling or the wider streetscene.
- 8.9 The proposed fenestration including doors and windows openings to the elevations is considered to complement the main dwelling design and surrounding character of the area.
- 8.10 Therefore, the form and design and scale of the proposed development is not considered have any significant adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2024) and principles in HBBC Good Design Guide.

Impact upon neighbouring 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 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or 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.

- 8.14 The neighbouring property most likely to be affected by the proposal is No. 60 Gwendoline Avenue, located to the south-west of the application site. The proposed two-storey side extension would be situated approximately 3 metres from the blank side elevation of No. 60, whilst the proposed single-storey rear extension would be located approximately 0.5 metres from this boundary. Although there are habitable room windows within the rear elevation of No. 60, these are not considered to be adversely affected by the proposed development in its amended form. The flat-roofed rear extension would not project beyond the existing rear building line to an extent that would result in harmful impacts. Given the separation distances, scale, and design of the proposed extensions, the development is not considered to result in any significant loss of light, loss of outlook, overlooking, loss of privacy, or overbearing impact. Accordingly, the proposal is not considered to have an unacceptable impact on the residential amenity of the occupants of No. 60 Gwendoline Avenue or neighbouring properties generally.
- 8.15 The proposed window openings in front elevation would not cause overlooking or loss of privacy to any neighbouring properties or its amenities.
- 8.16 By virtue of the above assessment, the proposal is not considered to result in any significant adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their amenities 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

- 8.17 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.
- 8.2 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.3 Table 28 (Residential Parking Standards) of the LHDG (2020) requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal would increase the number of bedrooms from three to four. The property benefits from an existing parking area accessed directly from the road, which can accommodate three off-street parking spaces and would remain unaffected by the development. Therefore, the proposed development is not considered to result in any harm to parking provision 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.
- 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 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 Floor Plans, Elevations, Drg No. 1723 Rev-A received by the local planning authority on 24 July 2026 and
 - Site Location Plan, Drg No. 1723/SL
 - Block Plan, Drg No. 1723/BP received by the local planning authority on 23 April 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 proposed extension and alterations hereby permitted 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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.