

## **Officer Report**

**Planning Ref: 26/00005/HOU**

**Applicant: Mr Lee Holder**

**Ward: Ambien**



**Hinckley & Bosworth  
Borough Council**

**Site: Ambion Lodge Wharf Lane Sutton Cheney**

**Proposal: Proposed single storey side extension**

**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 single storey side extension at Ambion Lodge Wharf Lane Sutton Cheney. The side extension would protrude 4 metres from the side elevation creating an overall width of 17.40 metres.
- 2.2. The proposed extension would also have a depth of approximately 11.80 metres with a gabled roof to the side and an eaves height of 2.38 metres and ridge height of 6.16 metres.
- 2.3. The extension would align with the front elevation and ridge and eave height of the original house.
- 2.4. The proposed development will feature brickwork to the exterior walls and grey doors and window openings to match the existing dwelling.

### **3. Description of the Site and the Surrounding Area**

- 3.1. The application site is located in the countryside to the northeast of Dadlington and to the southwest of Sutton Cheney. The site comprises of a detached, two storey cottagewith a detached outbuilding. Access is to the eastern part of the site onto wharf lane.
- 3.2. The site is partially enclosed by hedgerows to the front of the site and agricultural fields are located to north, west and east of the site. The Ashby Canal, Conservation Area and tea rooms are located approximately 100 metres to the southwest of the site.
- 3.3. An outbuilding used as a garage is also located to the front of the proposed side extension.

- 3.4. Wharf lane has good visibility to both the north and south of the site with approximately 101-103 metres visible in both directions.
- 3.5. There is also a public car park adjacent to this property.

#### **4. Relevant Planning History**

##### **16/01111/CLUE**

- Certificate of existing lawful development for the erection of a workshop (formation of a yard including the laying of concrete and hard core) and use of the workshop and yard for motor repairs and sales (sui generis)
- CERTLE
- 01.09.2017

##### **18/00407/FUL**

- Demolition of existing outbuildings and erection of a new dwelling
- PER
- 30.07.2018

##### **19/00687/FUL**

- Erection of a dwelling and detached garage (part re-submission of 18/00407/FUL)
- PER
- 05.11.2019

##### **19/01012/FUL**

- Vehicular access to serve residential dwelling (approved under 18/00407/FUL and amended by 19/00687/FUL).
- PER
- 05.11.2019

#### **5. Publicity**

- The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in Wharf Lane.
- No responses have been received.

#### **6. Consultation**

- 6.1. No responses have been received from following consultees:
- Canal & River Trust
  - Ashby Canal Association
  - Sutton Cheney Parish Council

## 7. Policy

### 7.1. Core Strategy (2009):

- Policy 12: Rural Villages

### 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. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring 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. The extension is proposed to be sited on the western side elevation and would provide a master dressing room, utility room and cloakroom. According to the Good Design Guide (2020) (GDG), side extensions should appear smaller in scale and massing in

order to remain subordinate to the main dwelling, given the width of the proposed extension in comparison to the width and scale of the main dwelling—being almost a quarter—and taking into account the character of the area and the materials to be used, the proposal is considered to be subordinate to the main dwelling. It is therefore not considered to have any adverse impact on the design or character of the area.

- 8.5. The proposed gable crossed roof form would replicate the existing roof shape at the western end of the dwelling, ensuring a balanced and cohesive appearance. It is therefore not considered to have any adverse impact on the design or appearance of the main dwelling.
- 8.6. The proposed window to the front elevation is of the same shape and scale as the existing window openings, and it aligns appropriately with them. It is therefore not considered to have any adverse impact on the design or character of the surrounding area.
- 8.7. Therefore, the form, scale 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 and the NPPF (2024).

#### Impact upon Residential Amenity

- 8.8. 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.
- 8.9. 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.
- 8.10. 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<sup>0</sup> guidance.
- 8.11. The adjacent property to this application is The Warf House to the east which is not affected by the proposed development. To the west, there is the access road to the public car parking which is not considered to be adversely affected by the proposed development. And therefore the proposal is not considered to cause any overdominance, overbearing, loss of privacy or loss of light to any neighbouring properties or their amenities.
- 8.12. 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

- 8.13. 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.
- 8.14. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.15. Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide (LHDG) requires dwellings with one bedroom to provide a minimum of one off-street parking space. The proposal does not increase the number of bedrooms, however the side extension would affect and reduce the existing parking area. Notwithstanding that, the current parking provision to the front of the property, along with the existing garage, would remain unchanged as part of this application and is sufficient in scale for the resultant dwelling. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety and 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:

- Site Location Plan
- Block Plan
- Proposed Ground Floor Plan, Elevations, Drg No. 25053-02 along with application form all received by the local planning authority on 5 January 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 extension and proposed pitched roof shall match the corresponding materials of the existing building.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policy DM10, DM11 and DM12 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.