

Delegated Report

Planning Reference: 25/00735/HOU
Applicant(s): Mr S Desbrow
Ward: Groby
Application Site: 37 Victoria Drive, Groby
Proposal: Single-storey rear extension
Case Officer: Gwion Russell (Planning Officer)



Hinckley & Bosworth
Borough Council

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 37 Victoria Drive, Groby.

2.2. The proposed single-storey rear extension externally measures approximately 5.3m in width by 3.5m in depth, covering a gross footprint of 18.8m² and incorporates a shared kitchen/dining room. The extension is proposed at the rear of the dwelling and adjoins the existing rear façade of the main dwelling and side elevation of the detached garage.

2.2. The proposal includes the removal of a lean-to conservatory and replacement extension structure with brickwork, roof tiles and pitch to match the existing dwelling. The single-storey rear extension is proposed to adjoin the existing detached garage where there is currently no external rear garden access. The proposed development includes four bi-fold doors centrally to the rear elevation, proposed to utilise uPVC to match the existing fenestration.

3. Description of the Site and the Surrounding Area

3.1. The application relates to a semi-detached dwelling located within a cul-de-sac in the southern part of the settlement of Groby. The surrounding area is entirely residential, surrounding dwellings are two storey in scale and predominately semi-detached with few detached dwellings. There is a variety of staggered frontages along the street, with varying distances from the highway. There is a variety of finishing materials and finishes across the street and surrounding estates, including brown and red brickwork, as well as some rendered facades. Numerous properties have been extended, including a variety of single storey rear extensions.

- 3.2. The dwelling is situated on a plot with a reasonably sized paved driveway to the front, which encompasses the whole front garden. The property has a dual pitched and is constructed using buff brick with white uPVC windows and is broadly typical of mid-1980s to early 1990s residential design.
- 3.3. To the rear of the property is a small, detached garage, featuring a similarly designed gabled roof. There is an existing mono-pitched conservatory to the rear of the property and a modest sized rear garden.
- 3.4. While Groby contains a designated conservation area to the north of the settlement, the application site is not located within it, nor is it near any property with significant heritage value.

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. No responses have been received.

6. Consultation

- 6.1 There have been no objections from the following consultees:

- Groby Parish Council

- 6.2 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- No relevant policies

- 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

- 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

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 NDG 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 According to the Good Design Guide, single storey rear extensions should appear subordinate to the main dwelling. The extension replaces the existing conservatory and remains subordinate in height/depth to the main dwelling. Given the matching use of external materials, the rear extension is considered to be in keeping with the rest of the original dwelling, and it provides a betterment from the conservatory design in regards to design consistency.
- 8.9 As aforementioned in paragraph 3.1 there is a staggered building line which means the rear garden is limitedly visible from the public realm and as such the extension would not have an adverse impact on the character of the area. There would be some views of the application site's rear garden from some of the neighbouring properties. However considering the presence of typical boundary treatments, some tree screening and other rear extensions/conservatories views of the extension would both be limited and in keeping with the character of the area.
- 8.10 By virtue of the siting, scale, design and proposed use of matching external materials, 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

- 8.11 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, 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.
- 8.13 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.
- 8.14 In accordance with the principles set out in the Good Design Guide, the 45-degree rule is used to assess the potential impact of proposed extensions on the outlook and daylight of neighbouring properties. There is a breach of the 45-degree guidance for the adjoining property (No.36), however as the existing conservatory already breaches this and the replacement extension is similar in scale, there would be no additional adverse overdominance/light impact on No. 36 Victoria Drive.

- 8.15 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. Owing to the street's mostly uniform character, housing layouts and staggered frontages, there are no windows on the side elevations of Nos. 36 or 38 Victoria Drive. No 9 Lime Close lies to the rear of the application site. No windows are proposed in the side elevation of the extension but four full-length bifold doors proposed at the rear elevation of the extension. These bi-fold doors only look towards the rear garden of the application dwelling. Considering the presence of boundary treatments the proposal would not cause additional overlooking to surrounding residents.
- 8.16 The highest aspect of the proposed roof is 3648mm. Due to the sun's path this additional roof height will not cause loss of light for the neighbouring Nos. 36 38 Victoria Drive and Nos. 7 and 9 Lime Avenue.
- 8.17 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. The proposals maintain private outdoor amenity space of 7m in length but only 50m² in total area, which is not compliant with the Good Design Guide. However, given the presence of an existing conservatory which is broadly the same size as the proposed scheme it is regarded that there is no further amenity impact posed.
- 8.18 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.

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
- Proposed Elevations and Floor plans, roof plan and sections – Drg no. 37VD/2025 2/2
- Site location and block plan - Drg no. 37VD/2025 1/2
- All received by the Local Planning Authority on 28/07/25

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).

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.