

Delegated Report

Planning Ref: 25/00563/HOU

Applicant: Fabiola Varignani

Ward: Hinckley Castle



**Hinckley & Bosworth
Borough Council**

Site: 11 Milton Close Hinckley Leicestershire

Proposal: Proposed front porch extension

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 full planning permission for a front porch extension in 11 Milton Road.
- 2.2. The proposed porch measures 3.15m in width and it would project 1.68 from the principal elevation of the main dwelling. Accordingly, the proposal provides a footprint of 5.292 sqm. The eaves height is proposed at 2.32m with a pitched roof which would create a total height of 3.362m.
- 2.3. The porch would replace an existing conservatory style entrance.

3. Description of the Site and the Surrounding Area

- 3.1. 11 Milton Close is a semi-detached, three-bedroom, two-storey property constructed with brown brick at ground level and white cladding above. The principal elevation, facing Milton Close, features an existing garage door with a pitched roof projection, an existing porch at ground floor level, and two white uPVC window openings on second floor.
- 3.2. The street scene lacks distinct or unique character; however, it mainly consists of two-storey properties that vary in scale and design.

4. Relevant Planning History

There is no relevant planning history associated with the application site.

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 There are no consultees related to this application.

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

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)

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 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.

8.3 The proposed porch design incorporates a mono- pitched on the principal elevation, set in alignment with the roofline of the existing garage at ground floor. This addition

contributes to a more symmetrical façade and streetscene, enhancing the overall appearance and character of the area without resulting in any harm.

- 8.4 Given the proposed porch width of 3.15 metres in relation to the overall width of the dwelling's front elevation, it occupies approximately half of the principal façade. The design is consistent with the existing ground floor materials, incorporating red brick, black roof tiles, and white uPVC door and windows openings, therefore it is complementing the existing design and appearance of the property.
- 8.5 According to the HBBC Good Design Guide (2024), particular emphasis is placed on the careful design of front extensions, especially in the context of semi-detached properties. The guidance highlights the importance of ensuring such extensions are symmetrical to existing rooflines and materials, and that they complement the character of the surrounding dwellings. In this case, 9 Milton Close is the adjoining property to 11 Milton Close, and the proposed extension would not disrupt the existing roofline. Instead, it would be aligned with the established symmetry of the pair, enhancing the overall appearance of both properties. The design respects the architectural rhythm of the streetscene and would not result in any harm to the character or appearance of the surrounding area.
- 8.6 To sum up, the proposed porch in principle is an acceptable structure with regard to the appearance and character of the area. By the virtue of above the proposed matching external materials, the scale and design, the proposal would respect the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the adopted SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.7 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.
- 8.8 Given the retained separation distances, the siting and projection of the proposed extension from the front elevation, and its location approximately 2.34 metres from the adjacent property at No.13 Milton Close, the proposal is not considered to have any adverse impact on residential amenity. It is therefore considered to comply with Policy DM10 of the adopted 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.

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 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 and Proposed Block Plan Plan No 100047474, Existing and Proposed Plans sheet No 1 and Site Location Plan along with Application form received by the local planning authority on 9 June 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 and pitched roof of the proposed porch shall match the brick and tile 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).

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.