

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR



19th May 2026
Landmark Planning Reference: 26027

Dear Mr. Fleetwood

**Variation of Conditions 2 and 4 to Amend the Approved Garage Roof
Form and Update Drawing References**

This letter supports a Variation of Condition application under Section 73 of the Town and Country Planning Act 1990. The application seeks to vary Conditions 2 and 4 attached to planning permission 26/00167/HOU at 50 Woodlands Drive, Groby, Leicester, Leicestershire, LE6 0BQ. Conditions 2 and 4 read as follows:

Condition 2:

"The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- *Proposed plans and elevations Drg No. 4302-03 Rev J*
- *Proposed floor plans Drg No. 4302-02 Rev J*

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)."*

Condition 4:

'The windows serving bedroom No. 5 and No. 6 shown on the hereby approved plan 'Proposed plans and elevations Drg No. 4302-03 Rev J' shall be obscure glazed and shall remain so in perpetuity.

Reason: *To ensure that the residential amenity of neighbouring properties is safeguarded from issues of overlooking and loss of privacy, in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'*

Application 26/00167/HOU granted householder planning permission for a two-storey side extension, a two-storey extension and canopy to the front elevation, a single-storey rear extension, and replacement of the existing flat roof.

This application seeks to vary Conditions 2 and 4. Condition 2 is proposed to be varied to allow the approved drawings (4302-03 Rev J and 4302-02 Rev J) to be substituted with revised plans showing an amended roof form above the garage/side element of the dwelling. The approved scheme includes a flat-roofed element. The revised proposal would replace this with a pitched roof form, finished with roof tiles to match the existing dwelling. No other changes are proposed, and the proposed variation remains in accordance with the approved description of development.

Condition 4 is included only to make a consequential update to the relevant drawing reference, so that the obscure glazing requirement refers to the substituted plans. No change is proposed to the substance of Condition 4.



Figure 1: Approved Elevation Under Planning Permission 26/00167/HOU, Showing the Approved Flat-Roofed Garage/Side Element.



Figure 2: Proposed Revised Elevation, Showing the Replacement of the Approved Flat-Roofed Garage/Side Element with a Pitched Roof.



Figure 3: 3D Visualisation of the Proposed Front Elevation



Figure 4: 3D Visualisation of the Proposed Rear Elevation

I would note that this scheme was informally considered by the Council. We appreciate the Council's dialogue in order to reach a scheme which they felt could be approved. However, the client and I believe that the scheme which this proposal relates to is a material improvement over and above that which was approved. Whilst the Council's previous comments on this design have been taken into account and reviewed as part of this submission, we believe that it is appropriate to seek these design alterations under a formal application.

The purpose of the amendment is to improve the appearance of the approved scheme and provide a more coherent, well-designed domestic roof form. The existing and approved flat-roofed garage is not considered to represent the optimal design. It offers limited visual interest in terms of form and creates a slight imbalance in the scale and appearance of the dwelling as a whole. It also creates an abrupt end to an otherwise well-designed corner plot. By contrast, the proposed pitched roof would

better reflect the roofscape of the main dwelling, provide a more natural visual transition across the side elevation, and give the garage a clearer domestic character. The pitched roof would also respond to the applicant's reasonable concern that the approved flat-roof arrangement requires greater long-term maintenance than a more conventional pitched roof form.

The proposal serves to provide a subordinate section of roof whilst providing a more appropriate roof form which reflects the host dwelling. The revised pitched roof would have a maximum height of 7.755m. This would remain proportionate to the scale of the dwelling and would sit 1.73m below the main ridge height of the existing/approved roof form. The revised roof would therefore remain visually subordinate to the main roof and would not appear as an unduly dominant addition.

Indeed, the Council have clearly given consideration to the character of the area beyond the site. However, I am concerned that the previous rejection of this proposal, in favour of the flat roof scheme indicates a lack of consideration to the host dwelling, and which extension better enhances the site itself.

Woodlands Drive includes a number of properties which have been altered and extended over time, including side, front, rear and roof-level additions. Nearby examples include extensions at Nos. 17, 77, 63, 42 and 27 Woodlands Drive. This demonstrates that the street scene is not defined by a single, uniform built form. The details are as follows:

24/00184/HOU | Two storey front, side and rear extension, single storey rear extension, canopy roof to the side elevation and additional rendering | 17 Woodlands Drive | Permitted on 12 April 2024.



Figure 5: 17 Woodlands Drive (Ref. 24/00184/HOU) – Existing and Proposed Elevations

21/00714/HOU | Single storey front gable, single storey flat roof extension to rear, single storey side extension linking house to rebuilt garage | 77 Woodlands Drive | Permitted on 20 August 2021.

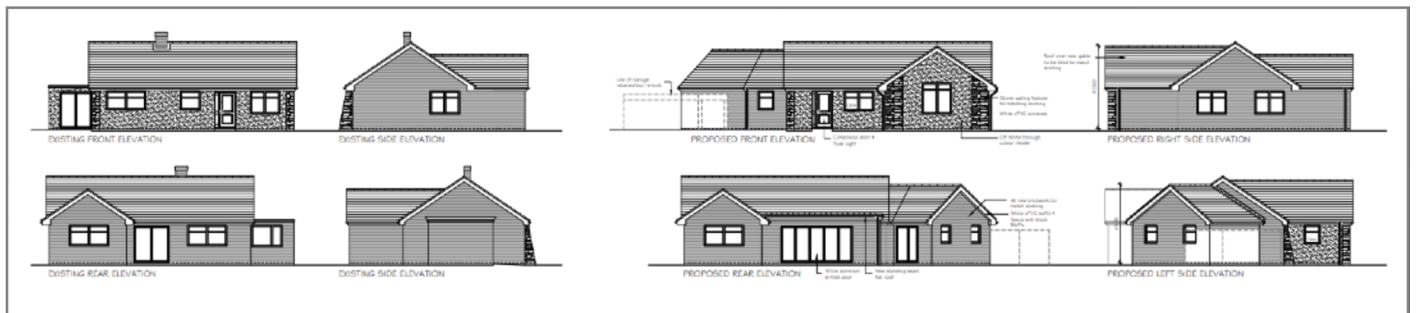


Figure 6: 77 Woodlands Drive (Ref. 21/00714/HOU) – Existing and Proposed Elevations

20/00225/HOU | Two storey side and single storey rear extensions, and front and rear dormers | 63 Woodlands Drive | Permitted on 15 May 2020.



Figure 7: 63 Woodlands Drive (Ref. 20/00225/HOU) – Existing and Proposed Elevations

16/00401/HOU | Two storey side and single storey rear extensions, and front and rear dormers | 42 Woodlands Drive | Permitted on 21 July 2016.



Figure 8: 42 Woodlands Drive (Ref. 16/00401/HOU) – Existing and Proposed Elevations

15/01242/CONDIT | Variation of condition 2 of planning permission 15/00720/HOU to add a bay window to front elevation | 27 Woodlands Drive | Permitted on 12 February 2016



Figure 9: 27 Woodlands Drive (Ref. 15/01242/CONDIT) – Existing and Proposed Elevations

These examples are not an exhaustive list of local developments. These demonstrate that the local character of Woodlands Drive is not rigid. The argument that a flat roof should therefore be a requirement of this development is therefore questioned. Whilst many flat roofs do exist in the area, they are not considered to be a fundamental character of the area, nor an enhancing feature.

The Council's Delegated Report for application 26/00167/HOU accepted that the approved extensions were acceptable in design terms, stating *'It is considered that whilst the proposals are large, they create a degree of balance in the two storey dwelling – and whilst the guidance within the Good Design Guide suggest that two storey extensions should be set down and set back, within this site specific circumstance it would not be appropriate to do so'. The proposed variation should therefore be considered in the same context: as a limited design change to an approved scheme.*

The Delegated Report also states that the approved development would have no detrimental impact on the character of the area, stating that *'The development is considered to have no detrimental impact on the character of the area and as such would be considered to be in general accordance with Policy DM10'.* The proposed pitched roof builds on that accepted position by replacing the approved flat-roofed garage/side element with a roof form which better relates to the wider roofscape of the dwelling and the surrounding residential character.

In addition to the design, the flat roof also carries practical concerns. The applicant, who is in the building trade, is conscious that the flat roof section, even if well built, will have a limited lifespan before water pooling and ingress requires re-roofing work. I believe that this is a reasonable concern, and that the approved flat-roof arrangement would require greater long-term maintenance than a pitched roof form. Indeed, the Good Design Guide confirms that *'Materials should be practical, durable',*

In terms of neighbouring amenity, the proposed variation would not introduce any new side-facing windows. The revised roof form includes associated rear elevation detailing, as shown on the submitted drawings; however, this form is part of the amended roof design and would not result in any unacceptable overlooking, loss of light or overbearing impact. This is consistent with the Council's Delegated Report, which noted that, *'given the existing two storey element and rear windows, the proposed works would not worsen any overlooking impacts'.*

The relationship with No. 77 Woodlands Drive has been reviewed. The separation distance between the rear-facing window shown within the amended gable arrangement and the relevant window at No. 77 is approximately 8.5m (Figure 10). This is not a direct face-to-face relationship, and there is no fixed separation distance which applies neatly to this specific angled arrangement. It is therefore a matter of planning judgment. The proposed variation would not extend the approved drawings any closer to No. 77, or introduce any further side extension beyond the arrangement already approved under application 26/00167/HOU. The closest part of the amended roof form would be read at eaves level, with the pitched roof sitting above as a subordinate roof feature. On this basis, the proposal would not result in an unacceptable overbearing impact, loss of light, or privacy impact to No. 77.



Figure 10: Relationship Between No. 50 and No. 77 Woodlands Drive.

The proposal would continue to maintain an acceptable relationship with neighbouring occupiers. In particular, the amended roof form would continue to respect the relationship with No. 77 Woodlands Drive, with the garage/side element remaining subordinate and not giving rise to any materially greater overbearing impact.

Condition 4 is also proposed to be varied, but only to update the relevant drawing reference following the substitution of plans under Condition 2. No change is proposed to the substance of Condition 4. The windows serving Bedroom Nos. 5 and 6 would remain obscure glazed and would be in accordance with the purpose of the original condition.

The proposed variation remains consistent with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD, with the main consideration being design and the effect on the character of the area. The revised pitched roof would use materials to match the existing dwelling and would better reflect the domestic roof character of the surrounding residential area. The proposal would also accord with paragraphs 131 and 135 of the NPPF, which seek high-quality design and development that is visually attractive and sympathetic to local character. The proposal is also viewed to respond to the requirements of the Good Design Guide. The variation would not alter the approved use, access, parking or wider site layout.

On this basis, we respectfully request that Conditions 2 and 4 be varied to refer to the submitted revised drawings.

**Yours Sincerely,
Harry Fowler
Principal Planner**