

Delegated Report

Planning Reference: 25/00892/HOU
Applicant(s): Mr Richard Laight
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: Rowden Lodge, Watling Street,
Caldecote

Proposal: Retrospective erection of single storey front and side extension, single storey side and rear extension, alterations to the roof to include addition of dormer windows and alterations to fenestration.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant retrospective planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks retrospective planning permission for various extensions to an existing dwelling - a stepped rear extension; two separate single-storey side extensions; a two-storey front extension and internal reconfigurations.

2.2. The side and stepped rear extension elements adds a footprint of approximately 114m², wrapping around its north (rear) and west elevations at ground-floor level. The front and side extension element adds approximately 49m² to its south (front) and east elevations, at ground-floor level, and additional frontage depth of 2.28m from the original principal frontage. The first-floor alterations, propose a further depth of 3.77m from its original rear elevation and the frontage element of the extension sitting broadly in line with the ground-floor extension footprint.

2.3. The proposals introduce significant changes to the internal configuration of the property. The former single lounge and conservatory are to be replaced by a new garden lounge and open-plan dining area (which includes the removal of the existing conservatory structure). The kitchen, previously located on eastern side of the dwelling, is proposed to be centrally positioned adjacent to the dining area and day lounge. The entrance is proposed to be altered from a simple hall to a newly added porch. Functional changes include replacing the small WC with a repositioned wet room, enlarging the study/music room (by extending the principal frontage) and the installation of a lift facility internally, which spans all floors of the dwelling. At the first-floor, the proposals include extending both the rear and front elevations and

associated internal re-configurations. The hipped roof of the entire façade (at first-floor level) is also proposed to accommodate some living spaces also - an additional bedroom and associated disabled-access lift and washroom/en-suite to accommodate.

- 2.4. The proposed development includes the removal of a dark grey render which covered the whole façade of the dwelling and utilising reclaimed bricks on the entire exterior, providing a consistent match. With this, some alterations to the existing fenestration are also proposed, albeit maintaining the existing rhythm and pattern but comprising the installation of a number of traditional windows with stone cills, lintels and detailing, typical of more historical architecture, at all facades of the of the property. The proposals also include various rooflights atop the single-storey elements and various sliding/patio style doors, the widest being 4.048m and which is proposed to serve the garden room, dining space and day lounge.
- 2.5. Roof styles proposed include a flat roof at the rear elevation, with a fortification-style parapet and dual-pitched gable form centrally to this; a mono-pitched ('lean-to') style roof at the right front elevation (atop the single-storey side extension element) and the entire first-floor of the dwelling being topped with a hipped roof of consistent materials, with dormer windows at both front and rear elevations.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at Rowden Lodge, within the countryside and to the northeast of the village of Caldecote and southeast of the village of Fenny Drayton. The property comprises a substantial detached dwelling situated on a plot measuring approximately 5,217m².
- 3.2. There is extensive planning history associated with the property and the plot. The dwelling itself has been extended on various occasions previously, whilst in its original form, forming a two-storey detached farmstead-style dwelling with no outbuildings. More recently, and prior to the retrospective application, it was predominantly constructed/finished in grey render and featured a hipped roof encompassing the entire dwelling, with a detailed garden wall at its left front elevation (to be retained), separating the grounds at the rear from the front lawn and driveway at the front. The property is set back 40m from the highway (an unclassified single-lane bridleway) by an enclosed front garden and multiple-bay detached garage and substantial front lawn. The property benefits from a loose-stone gravelled driveway and is bounded by soft vegetation at all boundaries of the property and various outbuildings within the property boundary itself (including a detached multiple-bay garage, an indoor leisure facility and a store). Immediately, to the right of the dwelling lies a service-style courtyard and walkway attached to the outbuildings to the east.
- 3.3. The application site is located within a predominantly rural setting, surrounded by large expanses of agricultural land and open fields. To the north and west, the landscape consists of cultivated farmland with visible crop patterns and tree-lined boundaries, providing a natural backdrop. There is a large dense woodland that sits directly to the north of the property boundary. Approximately 450m to the east lies the

industrial/research park MIRA Technologies. The application site is connected to the A5 (Watling Street) via a single rural carriageway. Although there are no properties within immediate sight/earshot of the application site, the nearest residential property is approximately 515m away, to the northeast.

- 3.4. The site is not located within a conservation area, nor is the property listed. To the east is a great crest newt breeding pond and the site is identified as within a historical local wildlife site.

4. Relevant Planning History

- 4.1. There is no planning history associated with this property.

00/00616/FUL

- EXTENSION TO DWELLING
- REF
- 07.11.2000

00/01075/FUL

- EXTENSION TO DWELLING
- PER
- 07.12.2000

97/01099/FUL

- ERECTION OF FISHING LODGE TO INCLUDE SALES AREA AND CLUB ROOM
- WDN
- 13.01.1998

22/00075/HOU

- Single storey extensions to front, sides and rear of dwelling, formation of first floor terrace areas to side and rear elevations and new cladding to front and side elevations
- PER
- 25.04.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. The following concerns were raised:
- 5.2. No responses have been received.

6. Consultation

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

- LCC's Ecology Unit
- Local Highway Authority (LHA)

6.2. There have been no comments received from the following consultees:

- Higham on the Hill Parish Council

6.3. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- Policy 16: Housing Density, Mix and Design

7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- 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:

- 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
- 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. 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 DM4 of the SADMP states that development in the countryside will be considered sustainable where:
- i.) It does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside; and
 - ii.) It does not undermine the physical and perceived separation and open character between settlements; and
 - iii.) It does not create or exacerbate ribbon development.
 - iv.) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
 - v.) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.

- 8.8. Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.9. The extensions, although significant in scale and footprint, are not disproportionate to the size of the dwelling and do not encroach upon the rural countryside surrounding the property. It is also worth noting, there are existing significant outbuildings within the property boundary that already break the countryside separation distance, and the proposed extensions merely adjoin the main dwelling. It is therefore considered that the proposals comply with Policy DM4 of the SADMP.
- 8.10. 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.
- 8.11. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact. Given that there are no nearby dwellings and the property is located within a vast open rural landscape, there is little design considerations to be made against the wider built environment.
- 8.12. According to the Good Design Guide, 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. Given there are already significant changes to the main dwelling as part of this application, the incorporation of a single-storey wraparound element and its associated use of consistent brickwork and materials, the rear and side extension elements are designed to integrate coherently, mainly in dimensional/scale terms, with the main dwelling. In addition, there is substantial grounds that accompany the property and the presence of the left side elevation wall to the west and outbuildings to the east and north of the site significantly screen any minimal compliance of this guidance.
- 8.13. The Good Design Guide states, where there are no public views into a site, a fully integrated two storey rear extension may be acceptable unless there is a detrimental impact on the adjacent properties. The substantial property boundary significantly mitigates any direct public views into the site from the highway or nearby walking routes. There is also significant amount of evergreen mature vegetation surrounding most boundaries of the site. It is therefore considered that the two-storey elements comply with this guidance. To bolster this, there are no private views into the site. Or intervisibility with neighbouring dwellings (500m away).
- 8.14. Two storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street-scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation

by more than 2 metres and not cover more than 50% of the front elevation. The two-storey front extension is substantial and does not comply with this guidance, however there are a number of reasons why this guidance would not apply: Given that the extensions are proposed to coherently integrate with the main dwelling (as opposed to a mis-matched 'bolt on' style extension), the building itself is designed to look uniform, the front extension does not result in the loss of off-street parking and there is essentially no street scene (there is no street), the front extension element is acceptable.

- 8.15. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing. The use of the reclaimed bricks, which the applicant states were sourced from a previously demolished hospital facility, provide a consistent overall appearance to the dwelling and significantly softens the appearance of the previously used grey render on the open agricultural backdrop, which as a result, complies with DM4, DM10 and the particulars of the Good Design Guide.
- 8.16. There are a number of outbuildings within the site boundary, a metal clad store in the eastern boundary of the site and an indoor leisure facility at the northern boundary of the site. The use of bricks, in comparison to the materials of these outbuildings, as opposed to the previous grey render, would not provide any further design variety to the material palette that existed previously and would therefore not provide any further design harm.
- 8.17. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. Given that the hipped roof at first-floor level and pitched roofs at ground-floor level are proposed to be finished in matching materials, this is seen to complement the entire design of the dwelling.
- 8.18. With the above in mind, the parapet roof element is not in keeping with the main dwelling. However, given that it is significantly screened from public view, sited at the rear of the dwelling, this is not considered to cause unacceptable visual harm.
- 8.19. The proposed hipped roof atop the main dwelling is considered large enough to accommodate the internal configurations, without further design alteration. This also remains largely consistent to the previous existing roof style.
- 8.20. Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented. The window materials and dimensions have been altered as part of the proposals; however they retain the original rhythm and pattern as the original dwellinghouse. The lintels and stone cills are all consistent and complement the materials used on the main dwelling.

- 8.21. Dormer windows, which allow for additional headroom within roofspaces, can be appropriate in certain situations. However, these will be considered in the context of impact upon the character of the building and on neighbours' amenity, and should reflect the window pattern of the dwelling. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context. Four dormer windows are proposed in total, two at the front elevation pitch and two at the rear. These dormers are proposed to serve the additional bedrooms within the loft space. Both the roof form and the dormers are acceptable given as they are subordinate to the main dwelling and complement its general design.
- 8.22. By virtue of the overall design, materials, lack of public views from the bridleway, and proportionate additional footprint, 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

- 8.23. 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.
- 8.24. 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.
- 8.25. The property, along with its substantial residential curtilage and property boundary, sits in the centre of large agricultural land and its nearest neighbour approximately 500m away. As such, no element of this proposal will result in loss of light, loss of privacy or overdominance concerns for nearby properties.
- 8.26. The only amenity concerns to consider are for the current and future users of the application site.
- 8.27. The proposal introduces a significant increase in footprint but given a great proportion of the extensions are single-storey in massing, it is designed in a way that would not cause overshadowing or an overbearing impact on any pocket of space within the property. Given the substantial plot size the proposals will not result in a sense of plot overdevelopment.
- 8.28. The Good Design Guide states that dwellings with three or more bedrooms should have a minimum of 80m² and length of 7m of private enclosed garden space. The proposals outlined include the retention of an area of 1,500m² and length of 47m.
- 8.29. By virtue of the above 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

- 8.30. Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.31. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.32. 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.
- 8.33. The scheme creates an additional bedroom. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as 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.

10. Conclusion

10.1. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that retrospective planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant retrospective planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

1. The development hereby permitted has been carried out in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Application Form
- Proposed Floor Plans, Drg Nos. 3132-01, 02, 03, 04, 05 Rev B
- Proposed Roof Plan, Drg No. 3132-06 Rev B
- Proposed Elevations, Drg Nos. 3132-07, 08, 09, 10 Rev B
- Site Location Plan and Block Plan, Drg No. 3132-11 Rev B
- 3D View, Drg No. 3132-12 Rev B
- All received by the Local Planning Authority on 22/09/25

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).

2. The materials to be used on the external elevations of the proposed extensions and alterations shall be in accordance with the application details received by the Local Planning Authority as follows:

- Proposed Elevations, Drg Nos. 3132-07, 08, 09, 10 Rev B
- 3D View, Drg No. 3132-12 Rev B

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).

3. A biodiversity enhancement scheme shall be submitted to the Local Planning Authority within three months of the decision issue date. The scheme must include (but is not limited to) at least one bat box and one bird box installed onsite, specifying their

make/model and locations. Once installed, photographs of the enhancements in situ shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the enhancements shall be retained in situ in perpetuity and maintained so they remain fit for their designated purpose.

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.