

## Delegated Report

**Planning Ref: 24/00926/HOU**  
**Applicant: Rebecca Colledge**  
**Ward: Hinckley Clarendon**



Hinckley & Bosworth  
Borough Council

**Site: 9 Barlestone Drive Hinckley Leicestershire**

**Proposal: Two storey side/front extension and single storey rear extension**

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### **1. Recommendations**

#### **1.1. Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. This householder application seeks planning permission for the construction of a two storey side/front extension and single storey rear extension to a dwelling, 9 Barlestone Drive, Hinckley.
- 2.2. The proposed two storey side extension would extend 3.3 metres in width from the main side elevation up to just inside side boundary. It would extend 1.8 metres forward of the main front elevation and extend 8.3 metres in depth to be flush with the main rear elevation. It would have a dual pitched gable sided roof form with matching eaves and ridge height as the main roof and a subordinate dual pitched roof front gable. The existing front entrance hallway with lean-to roof would be retained. The proposed single storey rear extension would extend 2.8 metres in depth from the main rear elevation and for a width of 9.3 metres and be set in by 1.1 metres from the side boundary. It would have a lean-to roof form with an eaves height of 2.6 metres and maximum height of 3.6 metres. It is proposed that matching corresponding external materials would be used for the construction.
- 2.3. Amended plans have been submitted to add the front extension to avoid a fully flush front elevation and reflect the similar designs of other neighbouring dwellings. Re-consultation on the amended plans has been undertaken.
- 2.4. A Protected Species Survey Report has been submitted to support the application.

### **3. Description of the site and surrounding area**

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley on a large residential estate and within a cul-de-sac type road. It is a detached two storey house with a low profile dual pitched gable sided roof form. It has a garage attached to its side elevation which extends forward of the main front elevation and has a dual pitched gable sided roof form which extends as a lean-to roof part way across the front elevation above an entrance hall/toilet. It is constructed of plain red facing bricks, grey concrete interlocking roof tiles and white uPVC windows. In addition to the garage, the site frontage comprises loose stone surfaced hardstanding providing off-street parking for three vehicles. The rear garden is enclosed by 1.8 metres high close boarded timber panel fencing.
- 3.2. The application dwelling lies within a staggered row of two storey detached and semi-detached houses of similar appearance but some variation in design. The proposal would result in a very similar design to the adjacent dwelling No. 10. Two storey forward projecting gables are a characteristic feature within the street scene. There are detached bungalows opposite to the south and a large open grassed public amenity space to the rear (north).

#### **4. Relevant planning history**

None.

#### **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.

5.2. No responses have been received as a result of public consultation.

#### **6. Consultation**

6.1. No objection has been received from Leicestershire County Council (Ecology).

#### **7. Policy**

7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

#### **8. Appraisal**

8.1. Extensions and alterations to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity
- Impact upon parking provision
- Impact upon Protected Species
- Biodiversity

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide (GDG) provides further advice in respect of the siting and design of a various forms of house extensions and states:

*'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension*

*should be set down from the ridge of the existing house and set back from the front elevation.'* and,

*'Two-storey extensions to the front of properties 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.'* and,

*'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.'* and,

*'..... an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. In assessing the merit of the planning application, consideration will be given to the impact on local character created by reducing the space between buildings.'*

- 8.3 The proposed two storey side extension would replace an existing garage attached to the side elevation that together with an entrance hallway projects forward of the main front elevation. The proposed two storey side extension would have an appropriate and clearly subordinate width of 3.3 metres, less than half the 7 metres width of the main body of the existing dwelling but would have the same eaves and ridge heights and low profiled dual pitched gable sided roof form of the existing dwelling. This would conflict with the adopted Good Design Guide (GDG) which seeks that it should be set down from the main ridge. In addition, in this case, the proposal would not be set back from the main front elevation as sought by the adopted GDG but would instead extend as a two storey forward extension. It would extend for only 1.8 metres forward of the main front elevation and at the same appropriate and clearly subordinate width of 3.3 metres. It would also have the same eaves height as the main roof but a clearly subordinate ridge to the dual pitched gable fronted roof form and therefore this component of the proposal would be in accordance with the adopted GDG. Together, the proposed two storey side/front extension, along with the retention of the existing front entrance hallway with lean-to, would match the scale and design of the adjacent dwelling to the east (No. 10) and two storey forward projecting gables are a characteristic feature of the wider street scene. Therefore, notwithstanding the small degree of conflict identified with the adopted GDG, in this case it is considered that the amended proposed two storey side/front extension would not over dominate the existing dwelling and would be acceptable in terms of both its scale and design.
- 8.4 The proposal would extend in width to just inside the side boundary, leaving just over 1 metre between the respective dwellings. However, notwithstanding this, by virtue of the staggered building lines and variable front elevations of the dwellings, it is considered that the proposals would not result in a terracing effect or have any significant adverse impact upon the detached character of the respective dwellings in this particular case.
- 8.5 The proposed single storey rear extension would extend for an appropriate depth of 2.8 metres from the main rear elevation and for an appropriate width of 9.3 metres being set in by 1.1 metres from the side boundary. It would have an appropriate lean-to roof form with a clearly subordinate eaves height of 2.6 metres and maximum height of 3.6 metres. By virtue of its position to the rear and single storey scale it would have no visual impact in the street scene or within the surrounding area.
- 8.6 The proposed use of matching corresponding external materials in the construction of the proposed extensions and alterations together with appropriately proportioned

fenestration would ensure that the proposals would have a satisfactory and integrated design and appearance.

- 8.7 Notwithstanding the small degree of conflict identified with the adopted Good Design Guide, by virtue of their siting, scale, design and proposed use of matching corresponding external materials in the construction to ensure a unified appearance, it is considered that the proposed extensions and alterations would nevertheless respect and complement the scale, character and appearance of the existing dwelling and neighbouring development within the street scene and therefore would not result in any adverse impacts upon the surrounding area. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.

- 8.9 The Council's adopted Good Design Guide states:

*'The 45 degree rule is applied for planning applications for new extensions to existing properties which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees. Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages. The extension should not cross the 45 degree line.'*

- 8.10 The neighbouring dwelling to the east (No. 10) is a similar detached two storey dwelling set off the side boundary by 1 metre and set approximately 1 metre forward relative to the application dwelling. The two storey side extension would extend to just inside the side boundary but would be located adjacent to the blank side elevation of No. 10 where it would have no significant adverse impacts on amenity. The proposed front extension would also extend to just inside the side boundary but for only 1 metre forward of the front elevation of No. 10 and therefore would not extend beyond a 45 degree line drawn from its nearest principal habitable room windows in its front elevation or result in any significant adverse overbearing or overshadowing impacts on the amenity of the neighbouring occupiers. The amended proposed single storey rear extension would extend 3.8 metres further in depth than the main rear elevation of No. 10 but would be set in from the side boundary by 1.1 metres. By virtue of the set in, it would be at a separation distance of 3.8 metres from the centre point of the nearest ground floor principal habitable room window in the rear elevation of No. 10 and not extend beyond a 45 degree line drawn from it. Therefore, it would not result in any significant adverse overbearing or overshadowing impacts on the amenity of the neighbouring occupiers. There are no side elevation windows proposed that would result in any loss of privacy to the occupiers of No. 10 from any potential direct overlooking.

- 8.11 The neighbouring dwelling to the west (No. 8) is a semi-detached two storey dwelling set off the side boundary by 1 metre and set further back than the rear elevation of the application dwelling by approximately 2.5 metres and extended further to the rear with a single storey lean-to roof rear extension. As a result, by virtue of its 2.8 metres depth and single storey scale, the proposed rear extension would have no significant adverse overbearing or overshadowing impacts on the amenity of the neighbouring occupiers of No. 8. There are no side elevation

windows proposed that would result in any loss of privacy to the occupiers of No. 8 from any potential direct overlooking.

- 8.12 By virtue of their siting, scale, amended design, separation distances and existing screening, it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles adopted Good Design Guide. No objections to the proposals have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.13 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 In addition to the garage, the site frontage comprises loose stone surfaced hardstanding providing three further off-street parking spaces. The proposal would result in the addition of a fourth bedroom but would retain a replacement garage along with the existing three off-street parking spaces within the site frontage which would be unaffected by the proposal. This level of provision would remain adequate to serve the resulting four bedroomed dwelling within this highly sustainable urban location with easy access to a full range of services and facilities by alternative and more sustainable transport means. The proposal would therefore be in accordance with Policy DM 18 of the adopted SADMP and the local highway authority design guide standards.

Bats and Biodiversity

- 8.15 Policy DM6 of the adopted SADMP requires that development proposals demonstrate how they conserve and enhance features of nature conservation.
- 8.16 By virtue of the proposals including works to the existing roof space and the proximity of open space, Leicestershire County Council (Ecology) required the submission of a bat survey report prior to determination of the application to inform the potential for the proposed development to impact on bats and their habitat.
- 8.17 The submitted Protected Species Survey Report by B.A.T. Ecological (December 2024) found no evidence of bat activity or nesting birds within the structure and that it had 'negligible suitability' for roosting bats. Based on these findings, Leicestershire County Council (Ecology) require no further bat surveys to be carried out and have no objections to the proposals but recommend that the bat mitigation measures (fitting of a bat box or bird box within the site) is carried out as a biodiversity enhancement as part of the scheme. An informative note to applicant in this respect has been included. The proposal would therefore be in accordance with Policy DM6 of the adopted SADMP.
- 8.18 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

## **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. The proposal relates to extensions and alterations to an existing dwelling located within the urban settlement boundary of Hinckley where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF (2024).
- 10.2. Notwithstanding the small degree of conflict identified with the adopted Good Design Guide, by virtue of their siting, scale, amended design and appearance, the proposed extensions and alterations would respect and complement the scale, character and appearance of the existing dwelling and neighbouring development within the street scene and therefore would not result in any adverse impacts upon the surrounding area. By virtue of their siting, scale, amended design, separation distances and existing screening, it is considered that the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal would have no significant adverse impacts upon protected species or their habitat. Adequate off-street parking of four spaces and private amenity space of approximately 180 square metres would be retained within the site to serve the resulting four bedroomed dwelling. The proposals are considered to be in accordance with Policies DM1, DM6, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are therefore recommended for approval subject to conditions.

## **11. Recommendation**

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

- Planning conditions outlined 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: Location Plan Drawing No. 0357(A)GA 001 received by the local planning authority on 2 October 2024, Proposed Site Plan Drawing No. 0357(A)GA 003 received by the local planning authority on 20 November 2024 and Proposed Floor Plans and Roof Plan Drawing No. 0357(A)GA 006 Rev A and Proposed Elevations Drawing No. 0357(L)GA 007 Rev A received by the local planning authority on 30 October 2024.

**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 proposed extensions and alterations hereby permitted shall match the corresponding 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).

### 11.3 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.
2. It is suggested that the recommendations and guidance for biodiversity enhancement stated within Section 6.4 and 6.5 of the submitted B.A.T Ecological report are adhered to.