

Delegated Report

Planning Ref: 26/00462/HOU
Applicant: Kathryn Goode
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 1 Ashford Road, Hinckley, Leicestershire, LE10 0JL

Proposal: Single storey rear extension and alterations to garage roof

1. Recommendations

- **Grant planning permission** subject to Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application proposes replacing an existing 3m deep single storey rear extension with a flat roof, with one of the same footprint but with a mono-pitched roof. The height of the existing flat roof garage would be increased by 0.4m.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two storey 1930's detached dwelling located within a residential area.
- 3.2. The house is located close to the corner of Ashford Road and Coventry Road, with the rear of houses fronting Coventry Road backing onto northwest side elevation and garage of the application site.

4. Relevant planning history

No recent relevant planning history

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. No additional consultation required.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.3. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Parking and highway safety

Design and impact upon the character of the area

- 8.1 Policy DM10 of the SADMP 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.
- 8.2 The proposed alterations visible on the street scene would comprise of the increase to the height of the garage. The proposal would increase the height of the garage by 0.4m and be constructed in matching materials. The increased height is considered minor and would not result in any significant impact on the street scene, with the extended garage maintaining subservience with the existing dwelling. Similarly, the proposed extension with the addition of a monopitched would appear as a subservient addition, but with a more desirable and practical roof design.
- 8.3 The proposed alterations are sympathetic to the design and form of the existing dwelling and character of the wider area and would appear as subservient elements to the main house.
- 8.4 The proposal is therefore considered to comply with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5 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. 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.
- 8.6 The proposal essentially comprises of an increase in the height of the garage and alteration to the roof form of the rear extension, both of which are minor in nature. Therefore, due to the scope of the proposal and siting of the garage and extension in relation to the neighbouring properties, the proposal would not result in any adverse harm on neighbouring amenity.
- 8.7 The proposal is therefore considered to accord with Policy DM10 (b) of the SADMP.

Parking and highway safety

- 8.8 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.9 The application site would have a neutral impact on existing parking provisions.
- 8.10 The proposal is therefore considered to accord with Policy DM18 of the SADMP.

9. Equality implications

- 9.1 **Where No Known Implications** 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 The proposal is of an acceptable design and would not result in any adverse harm to neighbouring amenity and retain ample off-street parking provision.
- 10.1. The proposal would therefore accord with Policies DM10 and DM18 of the SADMP and the NPPF.

11. Recommendation

- **Grant planning permission** subject to planning conditions outlined at the end of this report.

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, as follows:

Location Plan - Drg. No. 001, received 20 May 2026
Block Plan - Drg. No. 002, received 20 May 2026
Site Plan - Drg. No. 003, received 20 May 2026
Proposed Ground Floor Plan - Drg. No. 008, received 20 May 2026
Proposed Roof Plan - Drg. No. 009, received 20 May 2026
Proposed Elevations - Drg. No. 010, received 20 May 2026

Reason: To ensure a satisfactory form of development in accordance with Policy 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 extension and alteration 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).

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.