

Delegated Report

Planning Reference: 26/00553/HOU
Applicant(s): Mr Samuel Jennings
Ward: Barlestone Nailstone and
Osbaston



Hinckley & Bosworth
Borough Council

Application Site: 65 Bagworth Road, Barlestone

Proposal: Single storey front and rear extensions and partial garage conversion

Case Officer: Gwion Russell (Planning Officer)

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 planning permission for a single-storey front and rear extension and the partial conversion of an integrated garage.
- 2.2. The front extension would project 1.2m from the original frontage and span approximately two thirds of the width of the front elevation. The extension would feature a bay window as existing, and would serve an expanded snug/playroom and entry hallway. The garage conversion would feature a small cloak and boiler room. The proposals include canopy-style mono-pitched roof and a dual-pitched porch above the front door, extending 1.9m from the recessed garage and 0.7m from the extended principal elevation.
- 2.3. The rear extension would project a maximum depth of 4.75m from the rear elevation. It would feature a gable roof form and feature rear-facing fenestration serving an expanded kitchen/dining space. Both extension elements would not exceed a ridge height of 3.9m.
- 2.4. External materials include grey roof tiles, 'rural blend' facing brick to the ground floor elements and off-white render to the first floor. All windows are proposed to be replaced with cream uPVC windows.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 65 Bagworth Road, within the settlement boundary of Barlestone. The property comprises a two-storey detached house situated on a plot measuring approximately 500m².
- 3.2. The dwelling is constructed in facing brick at its ground floor and off-white render at its first floor and features a bow-bay window, dual-pitched roof and attached garage to its east side. The property is set back 12m from the highway by a small turfed front garden and double-tandem driveway and is bounded by hedgerow.
- 3.3. The dwelling sits as the penultimate in a linear row of residential dwellings on the northern outskirts of Barlestone. Properties in the vicinity are generally of different scale and design.

4. Relevant Planning History

4.1. 86/00261/4

- Proposed garage and kitchen extension
- Permitted
- 09.05.1986

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.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Barlestone Parish Council
 - Local Highway Authority (LHA)
- 6.2. No further responses have been received.
- 6.3. The responses can be read in full on the Council's website.

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

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
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Barlestone Neighbourhood Plan (2022):

- Policy H6: Design Standards

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5. 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. The Council's Good Design Guide states front extensions should occupy less than 50% of the width of the original dwelling and should not project further than 2m from the original front elevation.
- 8.3. The proposed front extension would span more than half of the width of the front elevation of the dwelling. However, the extension would be modest in depth and would remain subordinate to the main dwelling and would not detract from the character of the dwelling or wider street scene
- 8.4. The projecting canopy roof presents a minor change to the front of the dwelling, however, it would remain proportionate to the main dwelling and the context of the surrounding area.
- 8.5. The rear extension remains largely screened from public view and would be appropriately designed, remaining subordinate to the main dwelling.
- 8.6. Both the roof forms at the front and rear extension elements would remain coherent with the main dwelling roof form. This complies with Good Design Guidance and the roof forms proposed are seen as acceptable.
- 8.7. No element of the proposals would disrupt the established separation distances along Bagworth Road.
- 8.8. The proposed material choice would not differ from the current material provision.
- 8.9. The proposed window patterns, dimensions and materials remain sympathetic to the host dwelling and would not present poor design.
- 8.10. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.11. The proposal would not introduce a windowless elevation within 8m of a neighbouring property, thus complying with Good Design Guidance.
 - 8.12. Neither the front nor rear extensions breach the 45-degree guidance of neighbouring properties. The roof canopy above the garage, however, would marginally breach 45-degrees from the central point of nearest habitable window at No. 67 Bagworth Road, directly to its east. This is however largely
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mitigated by the direction of the sun path and the fact that the canopy does not introduce a new wall.

- 8.13. No windows are proposed within the side elevations of the extension, and there are no residential properties located directly to the rear or opposite the dwelling. Therefore, any proposed window openings would not give rise to unacceptable overlooking or a loss of privacy to neighbouring occupiers.
- 8.14. Following the proposals the property would retain approximately 230m² of private, enclosed garden space, which would comply with the Good Design Guide.
- 8.15. 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, Policy H6 of the Barlestone Neighbourhood Plan and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.16. The scheme retains its provision of four bedrooms and would not reduce the existing driveway space for approximately two vehicles.
- 8.17. A parking plan has not been provided detailing LHDG's requirement for four-bedroom properties to provide three off-street car parking spaces. However, this is an existing situation which is not being exacerbated by the proposals, therefore the proposals do 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;
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- (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 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

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 received by the Local Planning Authority as follows:

- Application Form - received by the Local Planning Authority on 15/06/26
 - Proposed Elevations - Drg No. 26026-04A - received by the Local Planning Authority on 26/08/26
 - Proposed Floor Plans - Drg No. 26026-03B - received by the Local Planning Authority on 26/08/26
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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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and 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).

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.
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