

Delegated Report

Planning Reference: 25/01110/HOU
Applicant(s): Mr and Mrs Newman
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: Byrons Covert, Bosworth Road,
Wellsborough

Proposal: Two-storey side extension, 1.5-storey front extension and enlargement of roof dormers on the front and rear elevations

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 two-storey front extension and 1.5-storey side extension to Byrons Covert, Bosworth Road, Wellsborough.
- 2.2. The front extension, projecting 1400mm from the original principal elevation of the dwelling, would form a gabled entranceway and expansion to its internal hallway and associated staircase. This projection would feature two windows at each side elevation of the entrance spanning both floors, and a front door with associated windows and a windowed gable above.
- 2.3. The side extension, which sees the removal of the existing uPVC conservatory at the north elevation, proposes an additional 3635mm width to the main footprint of the dwelling, resulting in an overall property width of 22400mm and spanning a total depth of 9622mm. This extension element will serve an additional bedroom and bathroom at first floor level (with associated fenestration) and an open-plan kitchen/dining space and utility room at ground floor. This element would see two casement windows and a side access door serving the utility room.
- 2.4. Overall, the alterations would see the gross footprint of the dwelling increased from 187m² to 220m².
- 2.5. The front extension replaces an existing dormer and thus a new proposed dormer would be sited to the side of the projecting gable entrance serving the upstairs main bathroom. A trio of dormer windows are proposed at the rear elevation serving an

existing bedroom. Notwithstanding the projecting gable entranceway, the proposals bring the total number of dormers along the property to five in total, two at the front and three at the rear.

- 2.6. All external materials are proposed to match the main dwelling's light-coloured render. All dormers would be finished in a uniform light-coloured render.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is positioned perpendicularly along the rural Bosworth Road, to the southwest of Market Bosworth and northeast of Wellsborough.
- 3.2. The property is a dormer bungalow, with two gabled dormers along its principal elevation. The property features a uPVC conservatory to its north side (fronting the highway) and a timber porchway to its principal elevation fronting a private loose-gravelled driveway. The property benefits from a substantial paddock and private residential garden space to its south; the building itself is set perpendicularly to the rural highway.
- 3.3. The property features a 'clipped' dual-pitched tiled roof with light rendering to its exterior and white uPVC windows and doors. It features various hedgerow and timber fence boundary treatment and a double detached garage set back and fronting the highway, perpendicular to the main dwelling.
- 3.4. The dwelling has been extended previously with dormer expansions and converted loft space.
- 3.5. The dwelling lies within the countryside with no neighbouring buildings in close proximity.

4. Relevant Planning History

80/01293/4

- Erection of garage
- Permitted
- 06.10.1980

83/00730/4

- Erection of a storm porch
- Permitted
- 13.09.1983

10/00229/FUL

- Extensions and alterations to dwelling and new septic tank
- Permitted
- 06.07.2010

11/00069/FUL

- Formation of new vehicle access and erection of 2m high gates
- Permitted
- 23.05.2011

11/00463/CONDIT

- Variation of condition no 3 to planning permission 10/00229/FUL to provide pitched roof dormers to front and rear elevations.
- Permitted
- 25.07.2011

13/00963/COU

- Change of use to residential land and formation of new vehicular access
- Permitted
- 25.03.2014

5. Publicity

- 5.1. A site notice was 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:
- Sheepy Parish Council
- 6.2. Leicestershire Ecology previously held an objection on the proposals, on ecology grounds. A preliminary roost assessment was carried out in April 2026 which satisfied this objection.

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 DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. Market Bosworth Neighbourhood Plan 2020 – 2039 (MBNP) (2025):

- Policy CE1: All new development within Market Bosworth
- Policy CE3: Important Views and Vistas and Landscape Character

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- 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)
- Open Space and Recreation Study (2016)

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
- Impact upon ecology

Design and Impact upon the Character of the Area

8.2. The Good Design Guide states that extensions should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.

8.3. The dwelling has been extended previously, when it was enlarged from a single-storey to 1.5 storey dwelling, with the addition of four dormer windows.

8.4. At an additional footprint of 6.2m², the proposed two-storey front extension would remain proportionate to the main dwelling. The ridge would be set 20cm below the main roof ridge and the eaves 30cm below the adjacent dormers, which would result in a dominant central gable.

8.5. The dwelling is in a prominent location and would be visible from Bosworth Road. It is noted however that most views of the site would be transient from fast moving vehicles.

8.6. Although the side extension element would not meet Good Design Guide guidance on set-back and set-down distances, this guidance is intended to prevent a terracing effect and is not relevant in this case.

- 8.7. The proposed central gable is a contemporary addition to the dwelling and although not necessarily complementing the existing design, would not represent poor design. The proposed windows are proportionate in dimensions and continue existing fenestration patterns and symmetry.
- 8.8. The proposed additional roof form remains consistent with the existing 'clipped' dual-pitched design and would not detract from the established roofscape of the area.
- 8.9. In summary the proposal is considered to respect 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

- 8.10. Given the rural location of the site, the nearest residential property is located approximately 132m to the north and is separated from the site by the main highway, Bosworth Road.
- 8.11. The extensions and alterations proposed remain proportionate to the main host dwelling by virtue of their dimensions, scale and massing. No windows proposed are in close proximity to any property outbuilding and would not result in loss of light for current or future occupiers.
- 8.12. With the above in mind, the proposals would not result in any detrimental residential amenity concerns for the current occupiers, future occupiers and nearby neighbouring properties.
- 8.13. By virtue of the above the proposal is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.14. The property benefits from a substantial loose-gravelled private driveway and turning circle. There is 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.

Impact upon Ecology

- 8.15. Given the rural location of the site, LCC Ecology were consulted on the proposals. A Preliminary Roost Assessment was requested and subsequently completed in April 2026. Further surveys were requested to be conducted within the roosting season (March – September). LCC Ecology have since confirmed that the development would not result in any additional ecological impacts and the holding objection was lifted in July 2026.

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 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 18/11/25
- Amended Proposed Elevations and Plans - Drg No. 25 93 07G - received by the Local Planning Authority on 24/03/26
- Amended Proposed Location and Block Plan - Drg No. 25 93 06 - received by the Local Planning Authority on 07/01/26

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 development hereby approved shall be implemented in strict accordance with the measures stated in section 4.6 of the Preliminary Bat Roost Assessment (PRA) & bat emergence surveys V2 (Croft Ecology, Jul 2026).

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).

4. No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.

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.
2. All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.