

Delegated Report

Planning Reference: 25/00867/HOU
Applicant(s): Mrs Susan Hall
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Application Site: 41 Park Road, Ratby, Leicester, Leicestershire, LE6 0JL

Proposal: Erection of a porch to the front elevation and the addition of a first-floor window

Case Officer: Jack Playle (Technical Planning Assistant)

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 full planning permission for the erection of a porch to the front elevation and the addition of first floor window to the side elevation of the property at 41 Park Road, Ratby.
- 2.2. The proposed front porch would project 1.6 metres in depth from the existing front elevation and would measure 2.7 metres in width. The front porch would be constructed with a pitched roof and will have a ridge height of approximately 4 metres and an eaves height of approximately 2.6 metres. The extension would add approximately 4.2 metres to the property's footprint and include 2 double-glazed windows on the porch itself, as well as bringing the front door forward in line with the principal brickwork.
- 2.3. The extension would be faced with red tapped bricks brickwork and grey slate roof tiles to match the existing materials of the dwelling. There will also be the addition of a new window to the en-suite bathroom on the north elevation of the property.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling, 41 Park Road, is a two-storey, detached property located on Park Road within the settlement of Ratby. 41 Park Road is constructed with a red brick finish, slate roof tiles, and white uPVC to the windows. The area is predominately residential in character and all the dwellings along Park Road are of similar style and design. The dwelling is not listed and does not sit within a conservation area.

4. Relevant Planning History

- 4.1 There is no relevant planning history applicable to the proposed development.

5. Publicity

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

6. Consultation

- 6.1 No consultations formed part of this application.

7. Policy

- 7.1 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

- 7.2 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

- 7.3 Other Relevant Guidance:

- 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 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.

- 8.3 In accordance with the Good Design Guide, any proposal should be set down from the ridge of the existing house. Extensions to the front of properties should not normally extend beyond the front elevation by more than 2 meters and not cover more than 50% of the front elevation.
- 8.4 The front extension would not extend beyond the front elevation of the property by more than 2 metres, and the scheme is constructed with materials to match those of the existing property. Although the proposed porch is 4.2 metres in height, by virtue of the size and scale of the development and of the existing property, the scheme is considered to be subordinate to, and to respect the character of, the existing dwelling. Therefore, the proposal is not considered to have an adverse impact on the character of the surrounding area.
- 8.5 The provision of a new window on the first floor of the northern elevation is considered to respect the character of the existing dwelling and the surrounding area.
- 8.6 By virtue of the size, scale, design, and height of the development, the proposal is considered to respect the character of the existing dwelling and the surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.7 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.
- 8.8 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.9 The proposal is for a front extension and therefore the scheme is not considered to result in any material impact to the properties to the rear of the site. The properties to the west and south of the site are separated from the development by Park Road. The development is single storey in massing and only proposes one window to the north elevation. It is therefore considered that there would not be any significant adverse impacts upon residential amenity as a result of loss of light or any overbearing impacts.
- 8.10 The proposed window on the first floor of the northern elevation of the property and is separated from No. 41 and No. 42 Park Road by the public highway. The new window is proposed to serve an en-suite and therefore the window can be obscure glazed by planning condition to prevent any overlooking or loss of privacy. It is therefore considered that there would not be any significant adverse impact upon residential amenity.

- 8.11 By virtue of these factors and the fact that there have been no objections to the scheme, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties. Therefore, 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

- 8.12 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.
- 8.13 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.14 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.
- 8.15 The development makes no amendments to the existing site access arrangements and does not create any additional bedrooms. It is considered that there is sufficient off-street parking for two vehicles, which accords with the LHDG's minimum quantum requirements for off-street parking for three-bedroom properties.
- 8.16 By virtue of these factors, the scheme is not considered to result in any significant adverse impacts upon highway safety or the road network in accordance with Policy DM17 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.

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 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 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 received by the Local Planning Authority as follows:

- Existing Elevations and Floor Plans (145-02) (submitted: 12.09.2025)
- Proposed Elevations and Floor Plans (145-03A) (submitted: 31.10.2025)
- Site Location Plan (145-01) (submitted: 12.09.2025)

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 proposed window on the first floor of the northern side elevations that serves the new en-suite shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below 1.7m above the floor of the room. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking 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.