

Delegated Report

Planning Reference: 25/00335/HOU
Applicant(s): Sophie Ward
Ward: Barlestone, Nailstone and
Osbaston



Application Site: 39 Gregory Road, Barlestone

Proposal: Single storey side extension

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 the erection of a single-storey side extension at 39 Gregory Road, Barlestone.
- 2.2. The 'L'-shaped side extension would introduce a gross footprint of 10.6m², with a maximum width of 3.5m and depth of 7.4m, spanning the south elevation of the property. The extension would serve an open plan dining space, accessed via a timber framed barn door.
- 2.3. The extension would include a tiled, hipped roof and feature facing brick along its external elevations. Fenestration proposed consist of two casement windows, at the west and south elevations and a bi-fold sliding door at the recessed south elevation. A small rooflight is proposed atop the south pitch of the roof.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, semi-detached property along Gregory Road within the settlement boundary of Barlestone. The property is typical of late-20th Century design, with a gabled roof form, facing Gregory Road. The property is a corner plot which is sited on the intersection adjoining Gregory Road and Barton Road.
- 3.2. The property benefits from a single-storey side extension, with a hipped roof form and currently features a uPVC conservatory to its south elevation, which is to be replaced with the proposed side extension.

4. Relevant Planning History

4.1 00/00489/FUL

- Extensions to dwelling
- Permitted
- 20.06.2000

5. Publicity

5.1 The application has been publicised by sending out letters to local residents.

5.2 No responses have been received.

6. Consultation

6.1 There have been no objections from the following consultees:

- LCC's Ecology Unit

6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 11: Key Rural Centres Stand Alone

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

1.2. Barlestone Neighbourhood Plan (2022):

- Policy H6: Design Standards

7.3 National Planning Policies and Guidance:

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

7.4 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

Design and Impact upon the Character of the Area

8.2 The Council's adopted Good Design Guide states that corner plots play an important role in within the street scene. The property itself is a corner plot, however views from the public realm are minimal given the property's established vegetation at its south and west boundaries and Barton Road's subservient relationship to the main arterial road to its south.

8.3 The conservatory which exists currently is similar in scale, massing and dimensions to the side extension proposed. The extension is proposed to broadly replace this conservatory and present a modest amendment to the design from the existing dwelling.

8.4 The materials proposed, which consist of facing brick and matching tiles atop its hipped roof, are consistent with the main dwelling and would not present a design inconsistency. Fenestration proposed does not detract from the established patterns and maintains continuity with the main dwelling's existing fenestration material and design.

8.5 The hipped roof form would not accord with the main dwelling roof and its north side extension, but the extension is subservient to the main dwelling, and the general design would be coherent with the main dwelling.

8.6 When viewed from Gregory Road, the proposals would present a modest increase in width to the dwelling but would not be dissimilar to the width of the existing conservatory. The recessed element of the side extension remains subservient to the dwelling and would not be widely visible from the public realm.

8.7 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 and the Good Design Guide.

Impact upon Residential Amenity

8.8 The height of proposed side extension would remain modest, with a proposed maximum eaves height of 2.7m and maximum ridge height of 3.4m. These heights

would remain subordinate to the main dwelling and would not result in oppressive development.

- 8.9 No element of the proposals would result in a 45-degree breach from the central point of any neighbouring window.
- 8.10 Although the recessed element of the extension spans the side elevation of the dwelling and extends up to the shared property boundary, no element of the extension introduces a blank wall for any neighbouring window. There are no side windows located at the east elevation of the adjoining property and any private views of the proposals would remain minimal.
- 8.11 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. Despite this guidance, it is noted the proposals are provided with private outdoor amenity space that exceeds 90m² in total area and 9m in length, which is compliant with the Good Design Guide.
- 8.12 By virtue of these factors, 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 in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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 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:

- Application Form
- Proposed East, North Elevations, Drg No. 0425-L-GA-012
- Proposed West, South Elevations, Drg No. 0425-L-GA-011
- Proposed Roof Plan, Drg No. 0425-A-RF-010
- Proposed Ground Floor Plan, Drg No. 0425-A-GF-009
- Proposed Site Plan, Drg No. 0425-A-GA-003
- All received by the Local Planning Authority on 10/04/26

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour, texture and profile those of the existing building.

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).

a. Notes to Applicant:

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. 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