

Delegated Report

Planning Ref: 26/00405/HOU
Applicant: Mr Adam Parker
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 9 Saffron Close Barwell Leicester

Proposal: Erection of a two-storey side extension, two-storey front extension and a single-storey rear extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for the erection of a two-storey side extension, two-storey front extension and a single-storey rear extension at 9 Saffron Close, Barwell.
- 2.2. The proposed two-storey front extension would have a width of 5.06 metres for a depth of 1.47 metres, featuring a forward-facing gabled form with an eaves height of 4.87 metres and a ridge height of 6.48 metres. The proposed two-storey side extension would project onto this for a depth of 8.12 metres with a replicating depth. It would have a dual-pitched form to correspond to that of the existing dwelling with a matching eaves and ridge height.
- 2.3. The proposed single-storey extension would project outwards from the rear elevation by 3.30 metres for a width of 9.52 metres. It would have a mono-pitched roof form with an eaves height of 2.26 metres and a ridge height of 3.76 metres.
- 2.4. The proposed materials would correspond to those used on the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached dwelling located within the settlement boundary of Barwell and within a swift alert area.
- 3.2. The application dwelling is characterised by a predominant dual-pitched form, with a single-glazed mono-pitched conservatory to the rear. It comprises red facing brick to the walls, brown interlocking tiles to the roof and white uPVC to the windows. The dwelling itself is set back from the public highway within a cul-de-sac location. A tarmac hardstanding provides access to the site.
- 3.3. The surrounding estate comprises predominantly two-storey detached dwellings of similar design and appearance. The land situated to the north-east of the site is identified within the Councils Open Space Assessment (2025) as key amenity greenspace within Barwell (Site ID: 548).

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. Barwell Parish Council:

- No objection.

6.2. HBBC Arboricultural Officer:

- No objection.

6.3. LCC Ecology:

- The comments received from County Ecology have been incorporated into the body of this report.

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan (ESABAAP) (2014)

- Policy 22: Development and Design

7.2. Core Strategy (2009)

- Policy 2: Development in Earl Shilton

7.3. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)
- Leicestershire Highways Design Guide (LHDG) (2024)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

8.2 Policy DM10 of the adopted SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 Policy 22 of the EABAAP seeks to ensure that developments do not have a detrimental impact upon the character or appearance of the host building or the surrounding area and respect the scale, proportions, height and materials of the existing building, neighbouring structures and overall street scene.

8.4 The Councils GDG states that two-storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building,

mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.

In addition, the proposal should not normally extend beyond the front elevation by more than 2.00 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.

- 8.5 The Councils GDG states that two-storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.50 metres in both directions).
- 8.6 The proposed two-storey front/side extensions would sit atop of the existing single-storey brick-built form to front/side elevation and would replicate its 5.02 metre width, not satisfying the Councils GDG as it would be more than half of the width of the existing dwelling. Notwithstanding this, the proposal is not considered to be an unacceptable addition for this reason alone. Attention is drawn to the front elevation of 7 Saffron Close, which features a similar addition. A forward-facing gable would accompany the front extension as to mirror the roof form to 7 Saffron Close, with a mono-pitched canopy form below to ground-floor level to break up the mass and a dual-pitched form to the two-storey side extension. The eaves of the two-storey additions would replicate those of the existing dwelling as to appear subordinate with a matching ridge to the side extension and a set-down distance to the gable of 0.67 metres. In summary, whilst the extension would breach the advice provided within the Councils GDG, the extension would appear to be a subordinate, sympathetic addition.
- 8.7 The Councils GDG states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.8 The proposed single-storey rear extension would replace the existing conservatory (to be demolished) and would have an appropriate width, depth, eaves and ridge. It would have a mono-pitched roof form as to complement the main dwelling alongside the neighbouring extension to 7 Saffron Close and would be entirely screened from view from the public highway by way of its siting to the rear.
- 8.9 The proposed materials would correspond to those used on the existing dwelling to ensure a unified appearance.
- 8.10 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policy DM10 of the adopted SADMP, Policy 22 of the ESABAAP and the Councils GDG.

Impact upon neighbouring residential amenity

- 8.11 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.
- 8.12 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. The policy also states that the amenity of the occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

- 8.13 Policy 22 of the ESABAAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings
- 8.14 The Councils GDG seeks to ensure that the 45° rule is applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.
- 8.15 The proposed extensions would be situated 1.21 metres away from the shared building line with 7 Saffron Close, with only the single-storey element projecting 2.42 metres past the built form of no.7. An assessment has concluded that the proposal would be in accordance with the 45° rule and therefore no overbearing impacts or loss of light is to occur. Three openings are proposed to the immediate side elevation, one to the ground-floor serving a W.C. and two to the first-floor serving an en-suite and bathroom, nonetheless, subject to a condition being imposed ensuring that the windows are fitted with obscure glazing to a minimum of level 3 of the Pilkington scale, non-openable and permanently maintained the privacy of no.7 would be retained.
- 8.16 The proposed two-storey side extension would not protrude past the existing building line and therefore would bear no impacts upon the adjacent residential dwellings to the north-west, north and north-east. The single-storey rear extension would further be situated a substantial 17.36 - 21.34 away from the aforementioned dwellings and therefore would not bear any adverse impacts in regard to loss of light or loss of privacy.
- 8.17 In light of the above, the proposal would comply with Policy DM10 of the adopted SADMP, Policy 22 of the ESABAAP and Paragraph 135(f) of the NPPF.

Impact upon highway safety

- 8.18 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.19 To support this, Policy DM17 of the adopted 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.
- 8.20 Policy DM18 of the adopted SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.21 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).
- 8.22 The proposed extensions would not result in the addition of any further bedrooms or the loss of hardstanding to the sites frontage. In light of this, the proposal would not have any adverse impact upon highway safety or parking provision in accordance with Policies DM17 and DM18 of the adopted SADMP, the LHDG and Paragraph 115(b) and 116 of the NPPF.

Impact upon ecology

- 8.23 Policy DM6 of the adopted SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly
- f) It has been adequately demonstrated that the irreplaceable habitat
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

- 8.24 The application site is situated within a swift alert area, where known populations of swifts are recorded breeding with the proposed works involving breaking into the existing roof. County Ecology have therefore assessed the site.

- 8.25 The assessment concluded that the soffits, tiles, gables, eaves, flashing and brickwork appear to be in excellent condition providing limited use for protected species such as bats and swifts, therefore no assessments were required. A pre-commencement swift box condition is nonetheless required alongside an informative regarding roosting bats.

- 8.26 By virtue of the above, subject to a condition and informative, the development would accord with Policy DM6 of the adopted SADMP subject to a condition and informative.

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. The proposed development is for a property located within the settlement boundary of Barwell. As such, there is a presumption in favour of sustainable development

under Policy DM1 of the adopted SADMP, as long as the proposal is in accordance with the relevant policies of the adopted SADMP.

- 10.1 The proposed development has been assessed, and the LPA can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site, upon highway safety, parking provision or ecology. On this basis, the proposal is therefore considered to be in accordance with Policies DM6, DM10, DM17 and DM18 of the adopted SADMP, Policy 22 of the ESABAAP, the LHDG, the Councils GDG and the overarching principles of the NPPF. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 1st May 2026.

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), and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. 2026-04-00
- Block Plan, Drg No. 2026-04-00
- Parking Layout, Drg No. 2026-04-01
- Proposed Floor Plans, Drg No. 2026-04-03
- Proposed Elevations, Drg No. 2026-04-04 as received by the Local Planning Authority on the 1st May 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

4. The windows to the south-west side elevation hosting the W.C., bathroom and en-suite shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows 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), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014) and Paragraph 135(f) of the National Planning Policy Framework (2024).

5. No development above ground level shall take place until a swift (*Apus apus*) enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This should detail the provision of a minimum of 2 woodcrete nest boxes, the make/model and location on building. Thereafter, all works are to proceed strictly in accordance with the approved scheme.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- a) 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
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.