

Delegated Report

Planning Reference: 26/00341/HOU
Applicant(s): Mr Andrew Pickup
Ward: Ratby, Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Application Site: Linton Farm, Merrylees Road,
Thornton

Proposal: Erection of a 1.5-storey front 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 a 1.5-storey front extension at Linton Farm, Merrylees Road, Thornton.
- 2.2. The facing-brick extension would project a maximum of 6m from the principal elevation of the dwelling with a width of 7.2m. The extension would have a tiled, dual pitch roof with a dual-pitch dormer on the western elevation. The extension would include a bedroom at first floor and additional living accommodation at ground floor.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at Linton Farm, approximately 500m south of the settlement boundary of Thornton within the designated countryside. The surrounding area is predominantly rural in nature. Directly to the south is a caravan storage facility and agricultural buildings which forms part of the wider perimeter of the site, and which features storage units directly to the southwest of the application site. There are no residential units nearby to the dwelling.
- 3.2. The property comprises a detached dwelling, situated on a substantial plot measuring approximately 1,600m². The east side elevation of the property is set back 9m from the highway by established vegetation and the property is sited on higher ground levels than Merrylees Road. The dwelling has a large garden to the rear and a grassed and loose-stone gravelled front garden and is bounded by a mixture of established vegetation and timber picket fencing.
- 3.3. The U-shaped property benefits from a conservatory to its rear elevation and is constructed in facing brown brick with a tiled roof.

3.4. The property is a single residential unit, however, has been informally separated into two separate residential units, with two separate kitchens and front entrances. Since no application has seen the residential dwelling separated this merely remains an informal arrangement and the property is treated as one residential until such a time an application comes forward, subject to its assessment. An informative note has been added reminding the applicant that planning permission is required to split the property into two units, but for the purpose of this application the dwelling is treated as a single dwelling with 4 bedrooms.

3.5. The site is not located within a conservation area, nor is the property listed, however is within the National and Charnwood Forests.

4. Relevant Planning History

10/00174/NOMAT

- Non-material amendment to 09/00897/FUL (changes to approved dwelling)
- PERNMA
- 20.04.2010

13/01112/HOU

- Extension and alterations to dwelling
- PER
- 28.02.2014

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:

- Thornton Parish Council

6.2. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- Policy 7: Key Rural Centres

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. 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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2. Although the property is sited only 8m from the highway it is only minimally visible given its higher topography and heavy established mature vegetation surrounding the property. Public views of the proposal remain minimal.

8.3. The roofscape is dominated by the main dwelling's dual-pitched roof. The proposed extension is not subordinate in height to the existing dwelling, however, remains subordinate to the main dwelling by virtue of the scale of the extension. The front projecting gable would reflect the existing projecting gable at the rear of the dwelling, and this is seen to provide some design consistency by reflecting the original build form of the dwelling.

8.4. The proposed use of matching materials, consistent dormers and fenestration aid cohesion and are in keeping with the main host dwelling.

8.5. Therefore whilst the Good Design Guide outlines that front extensions should not normally extend beyond the front elevation by more than 2 metres and not cover more

than 50% of the front elevation, for the above reasons, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.6. The application site is located within designated countryside and sits completely isolated from nearby residential units. The assessment would only therefore assess the property's own and future occupiers.
- 8.7. The projection of the front extension would breach 45-degrees from the central point of the principal elevation front kitchen window, located centrally to the principal elevation of the property. This kitchen however spans the depth of the house and is served by a primary patio door to the rear elevation; furthermore, the window in question is considered to receive adequate natural sunlight given its south facing orientation and void of space within the front garden of the property.
- 8.8. 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 and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.9. The scheme creates one new bedroom and makes the property a five-bedroom dwelling. It is considered that there is already 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.

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 13/04/26
- Proposed Floor Plans, Elevations, Drg No. ALS104-PP01 - received by the Local Planning Authority on 13/04/26
- Proposed Block Plan, Drg No. ALS104 BP01- received by the Local Planning Authority on 11/06/26

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 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. 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.
3. The applicant is reminded that Planning Permission is required for the subdivision of a dwelling. Should the dwelling be occupied as two residential units, planning permission should be obtained.