

Delegated Report

Planning Reference: 26/00007/HOU
Applicant(s): Mr Timothy Collins
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Application Site: 15 Blenheim Close, Hinckley

Proposal: Single-storey rear extension, including partial garage demolition.

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 single-storey rear extension at 13 Blenheim Close, Hinckley.
- 2.2. The rear extension is proposed to measure a depth of 4m from the original rear elevation of the dwelling and a height of 2.8m. The extension will span a width of 8.5m, surpassing the width of the main dwelling, but not exceeding the width of the dwelling and attached garage.
- 2.3. The proposal includes the part-demolition of the attached garage and would include a 0.7m full-length window, a 2.2m wide sliding patio door, another 0.7m full-length window and an 1.8m wide patio door. The proposals also include a 55cm tall atrium-style rooflight atop the flat roof of the extension, bringing the height to an overall 3.35m.
- 2.4. The extension is proposed to be finished in matching red multi-metric bricks with white uPVC windows, which matches the existing dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 15 Blenheim Close, within the settlement boundary of Hinckley. The property comprises a link-detached dwelling, situated on a plot measuring approximately 284m².
- 3.2. The dwelling features a bay window to its principal frontage, and its main front door is at the side elevation. It has a dual-pitched roof and an attached single-bay garage,

which has a flat roof. The dwelling is constructed in buff brick and is set back 10m from the highway by a block paved driveway.

- 3.3. The surrounding area is predominantly residential, consisting of similar detached and link-detached dwellings. Properties in the vicinity are generally of similar scale and design, with some benefitting from previous extensions to the rear and side. The site is not located within a conservation area.

4. Relevant Planning History

13/00179/HOU

- Extensions and alterations to dwelling
- Permitted
- 30.04.2013

15/00438/HOU

- Proposed two storey side extension and single storey extension to rear
- Permitted
- 09.06.2015

5. Publicity

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

6. Consultation

- 6.1. N/A.

7. Policy

- 7.1. Core Strategy (2009):
- Policy 1: Development in Hinckley
- 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
- 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. Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3. Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4. Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scale should help to create a memorable sense of place.

8.5. Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

- 8.7. 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.
- 8.8. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.9. The extensions proposed are to the rear of the dwelling, and only glimpses would be possible from the public realm.
- 8.10. According to the Good Design Guide, 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. Although the extension spans the width of the dwelling and attached garage, the height remains modest at 2.8m, which is marginally taller than the attached garage yet remains subordinate to the main dwelling.
- 8.11. Whilst the width of the proposed extension does extend beyond that of the main dwelling, this broadly replicates the footprint of the existing garage, and the modest increase to the property's footprint is largely screened and remains well-proportioned to the main dwelling.
- 8.12. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing. The use of facing brick, is coherent with the existing dwelling; the host dwelling is finished in a light brown 'buff' brick which is typical of 1980s residential design.
- 8.13. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house. The flat roof proposed is to the rear of the dwelling and is not visible from the highway.
- 8.14. 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

- 8.15. 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.
- 8.16. 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.

- 8.17. 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.
- 8.18. Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.19. The host dwelling sits adjacent and set back from No. 16 Blenheim Close and adjacent to and set forward from No. 14 Blenheim Close.
- 8.20. Windows proposed on the ground floor include a series of full-length doors and windows, which face the vacant rear property boundary. There are no windows proposed at the side elevations and the proposal would therefore not result in loss of privacy for neighbouring properties.
- 8.21. The 45-degree guidance, as set out in the Good Design Guide, is applied for planning applications for extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. The rear extension breaches 45-degrees from the central point of the nearest neighbouring window, at approximately 90cm. The neighbouring window in question formed part of a previous extension, which was granted permission in 2011 and to serve a utility room (ref: 11/00289/FUL). However, it now serves an open-plan dining space which is also served by other principal windows, including a patio door. The window subject to the 45-degree rule breach is therefore considered a secondary window serving a habitable space, with the main source of natural light remaining unimpeded by the proposed extension. It is therefore considered that although there is a 45-degree breach, this is not seen to have an unacceptable amenity impact in this specific case.
- 8.22. The rear elevation of the proposed extension maintains a 41m separation distance from the nearest elevation of the nearest dwelling along Barwell Lane and poses no residential amenity concerns for properties to the rear.
- 8.23. To comply with the Good Design Guide, dwellings with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are all provided with private outdoor amenity space that exceeds 10m in length and 84m² in total area, which is compliant with the Good Design Guide. The retention of this much garden space and the fact that the proposals are not adding width to the property would ascertain this it is not going to result in an overdeveloped plot.
- 8.24. 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.

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
- Proposed Elevations, Floor Plan, Roof Plan, Parking Plan and Block Plan - Drg No. TC1-25-A1
- Both received by the Local Planning Authority on 06/01/26

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).

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.