

Delegated Report

Planning Ref: 25/00379/HOU

Applicant: Mr D Singh

Ward: Markfield Stanton & Fieldhead

Site: 40C Ratby Lane Markfield Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single storey rear extension and alterations

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 consent for a single-storey rear extension and alterations at 40C Ratby Lane, Markfield.

2.2. The proposed single-storey rear extension would project outwards from the existing rear elevation by 3.34 metres and would have a width of 5.40 metres. It would have a flat roof form which would measure 3.35 metres in height (including the roof lantern) behind which would sit a parapet wall which would have a height of 4.05 metres.

2.3. Additional alterations include the addition of a window to the rear elevation, a door to the side elevation and well as the infill of the existing door and replacement with a window to the utility and the installation of a roof lantern over the proposed kitchen.

2.4. The proposed external materials would match those of the existing dwelling with the exemption the flat roof.

3. Description of the site and surrounding area

3.1. The application site comprises a two-storey detached residential dwelling situated within the settlement boundary of Markfield and within the constraints of the National and Charnwood Forest.

3.2. The application dwelling comprises a pitched roof form with red brick to the walls, red interlocking tiles to the roof and grey uPVC to the openings. It forms part of a small residential development of four dwellings constructed in the early 90's and is located on a private drive behind the main row of houses on Ratby Lane. Each of the four properties is large, brick built and detached and share many of the same design characteristics.

4. Relevant planning history

88/00105/4

- Continuation of temporary office use for residential unit
- Planning Permission
- 22.03.1988

91/00088/4

- Continued use of dwelling as offices for a temporary period
- Planning Permission
- 26.03.1991

91/00591/4

- Change of use from temporary office to ground floor surgery and first floor residential and creation of new access
- Planning Permission
- 30.07.1991

91/00609/4

- Erection of four detached bungalows and three detached double garages
- Planning Permission
- 24.09.1991

92/00454/4

- Erection of three detached houses
- Planning Permission
- 01.07.1992

21/00810/HOU

- Single storey side and rear extensions
- Planning Permission
- 27.09.2021

5. Publicity

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

6. Consultation

- 6.1. Markfield Parish Council:
 - No comments have been received.

7. Policy

- 7.1. Markfield Neighbourhood Plan 2020-2039
 - Policy M10: Design
- 7.2. Core Strategy (2009)
 - Policy 7: Key Rural Centres
 - Policy 8: Key Rural Centres Relating to Leicester
 - Policy 21: National Forest
- 7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

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 (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that development is in keeping with the scale, form and character of its surroundings.

8.4 The application seeks full planning consent for a single-storey rear extension and alterations at 40C Ratby Lane, Markfield.

8.5 The Council's Good Design Guide seeks to ensure 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."* And that;

8.6 *"Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style."*

8.7 The proposed single-storey rear extension would sit flush with the existing conservatory and the existing eastern side elevation being entirely screened from a public vantage point whilst appearing to be a subordinate addition. It would have a flat roof form with a height greater than that of the existing eaves, which is not usually a welcomed addition as they do not represent a traditional roof form prevalent in the Borough, however, as the proposal would be single storey and situated to the rear being entirely screened from a public vantage point, the addition is not considered to bear any additional detrimental impacts upon the character of the area.

8.8 Additional alterations include the addition of a window to the rear elevation, a door to the side elevation and well as the infill of the existing door and replacement with a window to the utility and the installation of a roof lantern over the proposed kitchen.

- 8.9 The proposed external materials would match those of the existing dwelling with the exemption the flat roof.
- 8.10 By virtue of the siting, scale, design and the proposed use of matching corresponding external materials and architectural detailing where appropriate to ensure a satisfactory and unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield Neighbourhood Plan and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.12 Policy M10 of the Markfield Neighbourhood Plan seeks to ensure that the amenities of residents in the area are not significantly adversely affected including by loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.13 The Councils Good Design Guide seeks to ensure that *“The 45 degree 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.”*
- 8.14 To the east of the site sits 40B Ratby Lane, a two-storey detached residential dwelling. The proposed extension would only extend a modest 1.62 metres past the rear elevation of no.40B, 1.82 metres less than that of the previously approved enlargement and would sit comfortably within the 45 degree line, bearing no impacts in terms of loss of light. One additional window is proposed to the existing utility; this has nevertheless been conditioned to be obscure glazed to retain the privacy of the owners/occupiers of 40B.
- 8.15 To the west of the site sits 40D Ratby Lane, a two-storey detached residential dwelling. The proposed extension would be screened by the existing conservatory at the site and would therefore bear no impacts upon the owners/occupiers in regard to loss of light or loss of privacy.
- 8.16 By virtue of the above, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield Neighbourhood Plan and the general principles of the Councils Good Design Guide. No objections have been received.

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 Markfield. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield Neighbourhood Plan and the general principles of the Councils Good Design Guide. The proposal is 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

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 8th April 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield

Neighbourhood Plan and the general principles of the Councils Good Design Guide.

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 and Site Plan, Drg No. 2025/04/75
 - Proposed Site Plan, Drg No. 2025/04/75
 - Proposed Side and Rear Elevation, Drg No. 2025/04/75
 - Existing and Proposed Roof Plan, Drg No. 2025/04/75
 - Proposed Ground Floor Plan, Drg No. 2025/04/75
- All as received on the 8th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield Neighbourhood Plan and the general principles of the Councils Good Design Guide.

4. The window to the ground floor side elevation hosting the utility shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window 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 DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy M10 of the Markfield Neighbourhood Plan and the general principles of the Councils Good Design Guide.

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.