



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Design and Access Statement

Single storey extension to the front porch

25 Stamford Drive, Groby, LE6 0YD

On Behalf of Elliot Coring

Prepared by Planning By Design

Application

Planning by Design (Agent) have been instructed on behalf of Elliot Coring (Applicant) to prepare and submit a planning application to Hinckley and Bosworth Borough Council (Local Planning Authority) for the single storey extension to the front porch at 25 Stamford Drive, Groby, LE6 0YD (the site).

The following Planning, Design and Access Statement has been produced to support this application and demonstrate how the proposal complies with the relevant national and local planning policies.

Site Location

The application site comprises the residential property at 25 Stamford Drive, Groby, LE6 0YD, located within a well-established suburban residential area. Stamford Drive forms part of a modern housing estate characterised predominantly by two-storey detached and semi-detached dwellings of similar age, scale and architectural form.

The property is situated on the western side of Stamford Drive, occupying a standard-sized residential plot with a front garden, driveway parking and a private rear garden. The surrounding pattern of development is uniform, with properties generally set back from the highway behind modest front gardens, creating a consistent and coherent streetscene.

The house is a two-storey detached dwelling constructed in brick with a pitched tiled roof, typical of the area. The front elevation includes an existing small porch projection and a recently installed bay window. Boundary treatments along Stamford Drive consist mainly of low landscaping, driveways and open frontages, contributing to the open residential character.

The wider area is wholly residential in nature, with local services and community facilities located within Groby village centre, approximately a short walk away. The site is not subject to any landscape, ecological or heritage designations, nor is it located within the Green Belt. There are no listed buildings, conservation areas, protected trees or other statutory constraints directly affecting the site.



Figure 1: Site Location Plan

Planning History

The following planning history is recorded for the application site or relates to works within its curtilage:

- **25/01049/HOU**|Addition of a bay window (retrospective) – Currently Under Consideration

Several recent applications for single storey front extensions in the local area have been approved, which provide useful precedents:

- **25/00825/HOU**: Single storey front extension and garage conversion with pitched roof, 58 Equity Road, East Earl Shilton, LE9 7FY – Approved October 2025
- **25/00645/HOU**: Single storey front extension and porch, 12 Hogarth Close, Hinckley, LE10 0JH – Approved August 2025

Proposed Development

The proposal seeks planning permission for a single storey extension to the front porch of the dwelling at 25 Stamford Drive. This minor extension will slightly enlarge the porch by bringing forward a small section of the front wall adjacent to the existing porch, aligning it with the porch's current projection without extending beyond it.

The extension is intended to create a utility room to improve the internal functionality of the property. It is designed to be sympathetic to the existing house, maintaining a subordinate scale and simple form that complements the overall character of the frontage.

In terms of external finishes, the extension will replicate the materials and details of the existing dwelling to ensure visual cohesion. This includes:

- Facing brickwork to match the existing buff brick on the ground floor walls,
- Engineering brick base course consistent with the existing base,
- Concrete pantiles for the roof, matching the existing roofing material, and
- Re-used uPVC-framed window or new to match existing.

The existing house features off-white rendered upper floor walls, buff facing brick on the ground floor, and an engineering brick base course, with concrete pantiles on all roofs and uPVC fascias, soffits, and rainwater goods.

The proposed extension respects the established materials and architectural language of the house, ensuring that the addition will appear as an integrated and harmonious part of the property.

No changes are proposed to the site access, parking arrangements, or boundary treatments, and the extension is contained entirely within the existing residential curtilage.

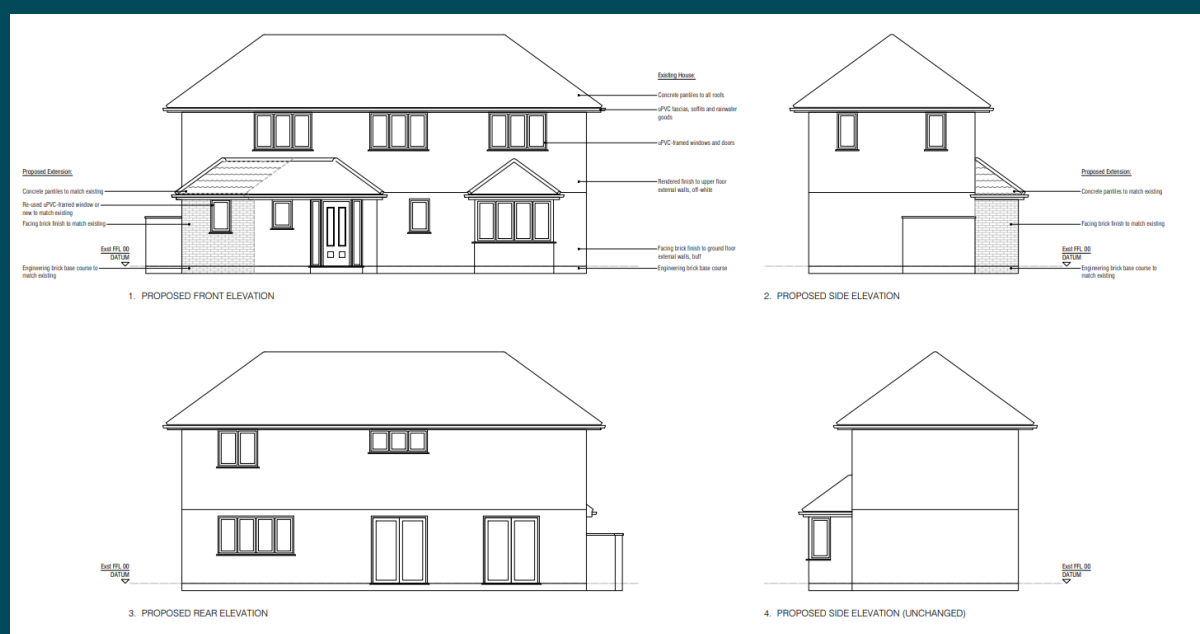


Figure 2 Proposed Elevations

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework (2024 – NPPF)

- Section 2: Achieving Sustainable Development
- Section 4: Decision-Making
- Section 11: Making Effective Use of Land
- Section 12: Achieving Well-Designed Places
- Section 15: Conserving and Enhancing the Natural Environment
- Section 12: Achieving Well-Designed Places

Hinckley and Bosworth Core Strategy (2009)

- Policy 1: Development in Hinckley
- Policy 24: Sustainable Design and Technology

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016)

- DM 1 Presumption in Favour of Sustainable Development
- DM 10 Development and Design

Relevant Supplementary Planning Documents (SPDs)

- The Good Design Guide SPD (2020)

Planning Assessment

Principle of Development

The proposal comprises a single-storey extension to the existing front porch, within the established residential curtilage. Such minor residential extensions are generally acceptable in principle, subject to compliance with relevant design, amenity, and local planning policies.

At the national level, the National Planning Policy Framework (NPPF) (December 2024) promotes a presumption in favour of sustainable development (Section 2), encouraging development that makes effective and efficient use of land (Section 11) and achieves well-designed places (Section 12). The modest porch extension aligns with these principles by improving internal space without materially altering the building footprint or streetscene. Locally, Hinckley and Bosworth Core Strategy Policies 1 and 24 encourage development that respects the character of the area, is appropriately scaled, and enhances residential amenity. The Site Allocations and Development Management Policies DPD (2016) Policies DM1 and DM10 similarly require development to be of a high-quality design and consistent with local character.

The Council's Good Design Guide SPD (2020) advises that front extensions should not normally extend beyond the front elevation by more than 2 metres and should cover no more than 50% of the frontage. The proposal respects these parameters, as the porch extension does not extend beyond the existing porch projection and only brings a small side section of the front wall forward to achieve a balanced frontage.

Design and Character

The design approach has been carefully considered to ensure the extension complements the existing dwelling and streetscene. The extension retains the existing roof form, scale, and architectural details, including matching materials such as buff facing brickwork, engineering brick base course, uPVC-framed windows, and concrete pantiles.

This careful matching of materials and form ensures the extension integrates seamlessly with the host building and does not appear visually prominent or incongruous. The proposal maintains the rhythm and character of the front elevation and the wider streetscene, consistent with the Good Design Guide SPD's guidance on modest, subordinate front extensions.

The extension's scale remains subordinate to the main dwelling, and its siting respects the established building line along Stamford Drive, avoiding any harmful visual impact or dominance.

Residential Amenity

The proposed porch extension will have no adverse impact on the amenity of neighbouring properties. Its modest footprint and single-storey scale ensure no overshadowing, loss of daylight, or overbearing effects to adjacent homes.

There are no windows facing directly towards neighbouring properties that would result in overlooking or loss of privacy. The extension enhances the internal layout without negatively affecting neighbouring occupiers, thereby complying with Core Strategy Policy 24 and DPD Policy DM10, which require development to safeguard residential amenity.

Highways and Parking

The proposal does not alter the existing vehicular access or parking arrangements at the property. The extension is located within the curtilage and does not result in the loss of any off-street parking spaces.

This complies with the Good Design Guide SPD's advice that front extensions should not reduce parking provision in a way that would adversely impact the streetscene or highway

safety. There is no anticipated increase in traffic generation as a result of this minor extension.

Conclusion

The proposal represents a modest and well-considered extension that enhances the functionality of the existing dwelling without causing any harm to the character of the area or neighbouring amenity. It complies fully with relevant local and national planning policies and guidance, ensuring a sensitive and sustainable addition that respects the established streetscene and residential context.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Framework. Should the Planning Authority have any further questions in relation to this development or feel that certain conditions would be necessary to accommodate this development, Planning by Design would welcome conversation on any of these matters.