

Delegated Report

Planning Ref: 26/00475/HOU

Applicant: Mr & Mrs Ashley Brooke

Ward: Earl Shilton



**Hinckley & Bosworth
Borough Council**

Site: 48 Alexander Avenue Earl Shilton Leicester

Proposal: Erection of a two-storey side extension, single storey rear extension, a rear dormer and render to the elevation

Case Officer: Zahra Jam-Rotbeh (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 erection of erection of a two-storey side extension, single storey rear extension and a rear dormer and render to the elevations at 48 Alexander Avenue Earl Shilton.
- 2.2. The proposed rear extension would project from the rear elevation by 4 metres and features a width of 8.90 metres, this an extension to the kitchen area, it would also feature mono pitched roof along with three Velux rooflights, it would feature an eaves height of 2.50 metres and a ridge height of 3.58 metres. a bi-fold door and an opening window are proposed to the rear elevation. An existing conservatory will also demolished as a part of this application.
- 2.3. The proposed side extension would project from the side elevation by 2.46 metres and have a depth of 7.39 metres, it would feature the same roof type and the same eaves height as existing of 5.10 metres and would have a ridge height of 8 metres. The side extension would add two more bedroom to the existing dwelling and would feature one ground, and first floor window to the front elevation and one first floor window to the rear elevation.
- 2.4. A double dormer is also proposed to the roof slope to the rear elevation; it would have a width of 7.85 metres and a depth of 3.29 metres, it features a flat roof design with a height of 2.08 metres. It would serve two proposed bedrooms on the second floor level.
- 2.5. The proposed material includes render to the elevation, composite render to the proposed dormer and white uPVC and tiles to match the existing.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey semi-detached property within the settlement boundary of Earl Shilton.
- 3.2. The surrounding area is characterised predominantly by two-storey semi-detached dwellings constructed in a mix of render and brickwork. A number of properties within the locality have also been extended to the side.

4. Relevant Planning History

- None-Relevant

5. Publicity

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

6. Consultation

- 6.1 No objection has been received from following consultees:
- Earl Shilton Town Council
 - LCC Ecology: An objection was received from LCC Ecology requesting a Preliminary Roost Appraisal. This was provided by the applicant on 15 July 2026, and following the results of the bat survey, LCC Ecology removed their objection on 12 August 2026, and they have recommended a condition to be applied which is detailed at the end of this report.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 2: Development in Earl Shilton
- 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 Earl Shilton and Barwell Area Action Plan ('ESBAAP') (2014):
- Policy 22: Development and Design

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework ('NPPF') (2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5 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 Highways and Parking Provision
- Ecology matters

Design and Impact upon the Character of the Area

8.2 To create well-designed places, NPPF Policy DP3(2(c) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.3 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.

8.4 According to ESBAAP (2024), The proposed design should respect the scale, proportions and height of the existing building, neighbouring structures and overall street scene.

8.5 In accordance with the Good Design Guide, rear extensions should be clearly subordinate to the main dwelling and designed with appropriate height, width, and depth, while reflecting or complementing the materials and detailing of the original building.

8.6 According HBBC Good Desing Guide (2020), two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. 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 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.

- 8.7 The proposed side extension is proposed to have a setback of 0.5 meters and a setdown of 0.2 meters and is considered to be modest in size, and given the use of matching materials, the proposed side extension is considered to be subordinate to the main dwelling and therefore the proposed side extension is considered to complement the overall appearance of the host dwelling and would not cause harm to its character or appearance, nor to the character and appearance of the surrounding area.
- 8.8 The proposed single storey rear extension also features matching material and is considered to create a balanced appearance to the rear and is modest in size and subordinated to the main dwelling, therefore it is not considered to harm the main dwelling design or character of surrounding area.
- 8.9 The proposed double dormer to the rear is not considered to be a common feature in the area nor present good design in isolation, it has been set in well from either side elevation, utilises the same tile material as the roof tile, and is on the rear elevation which is not considered to be visible from any public views. Therefore the proposed dormer is not considered to harm the main dwelling design or surrounding character of the area.
- 8.10 The proposed window and door openings to the front and rear elevation are not considered harm the character of the existing dwelling or the surrounding area.
- 8.11 By virtue of its consistent design, the proposed use of matching external materials and the scale, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, the Earl Shilton and Barwell Area Action Plan, the Good Design Guide and Policy DP3 of the NPPF.

Impact upon Residential Amenity

- 8.12 Policy P3(2) of the NPPF states that development proposals should provide healthy living for occupiers and not give rise to, an unacceptable level of access to daylight and sunlight for neighbouring residents.
- 8.13 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.
- 8.14 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45⁰ guidance.

- 8.15 The properties most directly affected by the proposed development are No. 50 Alexander Avenue to the west and No. 46 Alexander Avenue to the east. The proposed single-storey rear extension would breach the 45-degree rule in relation to No. 50 and, due to the semi-detached nature of the dwellings, no separation distance is provided between the properties. However, it is noted that the existing conservatory already has some impact on this neighbouring property. Given the absence of any side-facing windows, together with the single-storey scale of the extension, the proposal would result in only a limited overbearing impact. As such, the development is not considered to have any significant overbearing, overdominance, loss of light, or loss of privacy impacts and would not result in an unacceptable harm to the amenities of the neighbouring occupiers.
- 8.16 No. 46 Alexander Avenue is located to the east of the application site and would be affected by both the proposed rear and side extensions. Due to the angled relationship between the two properties, the 45-degree rule is not directly applicable. Due to the orientation of the properties, the single storey rear extension will be highly visible from the rear elevation windows and could create some overdominance. However, the habitable windows on the ground floor of No.46 are set away from the shared boundary creating a separation distance of approximately 7.5m at an oblique angle. Therefore, noting the single storey nature of the side extension the proposal would not give rise to adverse loss of light or overdominance to No.46.
- 8.17 The proposed two-storey side extension would be positioned between approximately 1.62 metres and 3.64 metres from side elevation of No.46. Whilst it may result in some overbearing impact, the affected windows serve a kitchen/dining area at ground floor level and bedrooms at first-floor level. The ground-floor windows serve an open-plan room and are not principal windows, whilst the bedrooms also benefit from windows on the front and rear elevations. Furthermore, no side-facing windows are proposed within the extension. As such, the development is not considered to result in any significant overbearing, loss of light, or loss of privacy impacts and would not cause unacceptable harm to No.46 or its amenities.
- 8.18 The proposed dormer would project approximately 3.25 metres from the rear roof slope; however, it would remain within the existing roof form and would not extend beyond the ridgeline. The dormer would incorporate two rear-facing windows which, having regard to their position and orientation, are not considered to result in any additional significant loss of privacy to the habitable rooms or private amenity areas of neighbouring properties.
- 8.19 By virtue of these factors, on balance, the proposal would have an acceptable relationship with surrounding dwellings and is considered to be in accordance with Policy DM10 of the SADMP, the Good Design Guide and Policy P3 of the NPPF.

Impact upon Parking Provision and Highway Safety

- 8.20 Policy DM17 of the 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.

- 8.21 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.22 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to six bedrooms; however, the frontage of the property is able to accommodate only two off-street parking spaces. Given the residential character of the area, it is also reasonable to expect that an additional space can be accommodated on-street without causing harm therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.23 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.24 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.25 The proposed works consist of the rection of a two-storey side extension, single storey rear extension and a rear dormer. Although located within an urban area, the site benefits from good habitat connectivity via mature gardens and hedgerows leading out to nearby open space and agricultural land. Therefore, providing suitable commuting and foraging habitat for protected species such as bats and birds. In the first LCC consultation response, they stated that *'Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls. The proposed works include alterations the roof structure, affecting any roof voids, eaves, fascias, soffits and tiles, all of which may provide access and suitability for bats. • As such, given the nature of the works and suitability of the surroundings, a Preliminary Roost Assessment (PRA) is required to assess the building for potential bat roosting features and nesting birds.'* Therefore, based on the nature of the works and surrounding habitat, a Preliminary Roost Assessment (PRA) was required.
- 8.26 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 29 July 2026. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that *'The Preliminary Bat Roost Assessment (ProHort, July 2026) have been reviewed. The dwelling was assessed as having negligible roosting therefore, no further ecological surveys are required. However, given the suitability of the surrounding habitats for protected species, it is recommended that the following informative is attached to any planning permission.'*

- 8.27 The ecology team also stated in their final letter that " *Enhancements: In line with the National Planning Policy Framework (NPPF), this requires all applications to demonstrate measurable gains for biodiversity such as the installation of bird boxes. Enhancements should be located close to the eaves and with a clear approach. In order to satisfy this, any enhancements should be detailed on an elevation plan, including the make/model and location. As such, the following condition is recommended.*" As such, a condition and an informative has been recommended which is detailed at the end of this report.

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 as follows:

- Site Location Plan
As received by the Local Planning Authority on 18.06.2026 and
- Parking Provision, Drg No. 2026-09-01
- Proposed Floor Plans & Elevations, Drg No. 2026-09-03
As received by the Local Planning Authority on 25.05.2026 and
- PRA Bat Survey
As received by the Local Planning Authority on 29.07.2026.

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 used on the approved development shall match those used on the existing dwelling

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).

4. No development above foundation level shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bird box, specifying the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. 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 Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.

2. The property may be suitable for roosting bats, which are protected by law from harm. 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.