

Delegated Report

Planning Ref: 25/00360/HOU

Applicant: Mr David Jones

Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Ashleigh Merrylees Road Thornton

Proposal: Single-storey rear extension, two-storey side extension and canopy porch including additional 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, two-storey side extension, canopy porch and other alterations at Ashleigh, Merrylees Road, Thornton.
- 2.2. The proposed two-storey side extension would project outwards from the existing side elevation by 5.49 metres to the front and 6.46 metres to the rear, for a width of 7.35 metres. It would have a dual-pitched roof with a front and rear facing gable, one with a matching eaves height and one with an eaves height set down by 0.26 metres, the ridge heights would be matching 0.26 metres lower ridge height than the main roof. It would provide an under-croft drive through vehicular access at ground floor and brick pillar supports to provide a bedroom and en-suite at first floor level. The front and rear elevation would have a feature window with a frameless glass Juliette balcony with the rear elevation having an accompanying two-pane window, with soldier course detailing to the headers to the rear.
- 2.3. The front elevation would see two twin storey bay windows with full height six pane feature glazed windows and dual pitched roof gables over, either side of a new central entrance porch and singular square glazed window. It would have the same eaves and ridge heights as the existing main roof. The proposed porch would project outwards from the existing front elevation by 1.22 metres for a width of 2.17 metres. It would have a dual-pitched front facing gable with an eaves height of 2.01 metre and a ridge of 3.49 metres, supported by metal pillars.
- 2.4. The proposed two-storey rear extension would project outward 3.74 metres from the existing rear elevation for a width of 7.47 metres. It would have a dual-pitched roof with a rear facing gable with a matching eaves and ridge height as the main roof. It would have a two three-pane windows to first floor level and one three-pane window to ground floor level, all with soldier course detailing to the headers.
- 2.5. The proposed single-storey rear extension would extend 5.00 metres from the main rear elevation for a width of 5.00 metres. It would have a dual pitched roof with a rear facing gable with an eaves height of 2.27 metres and ridge height of 3.71 metres with full height feature glazed windows within metal framing and roof lights.
- 2.6. The proposed replacement chimney would sit to the side elevation 2.78 metres behind the proposed porch. It would project outwards from the existing side elevation by 0.22 - 0.47 metres for a width of 0.82 - 2.27 metres and would have a height of 7.76 metres.

- 2.7. The proposed external materials consist of off-white render, facing bricks and black finished metal to the walls, slate grey tiles to the roof and dormer fascia, and black uPVC to the openings.
- 2.8. Amended plans have been submitted during the course of the application to retain the proportions of the two-storey element with the existing dwelling. A re-consultation was carried out.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located in the countryside to the south of Thornton and within a ribbon development of dwellings within substantial elongated plots to the west side of Merrylees Road. It is a detached two storey house with gable sided main roof form, a lean-to canopy roof across its front elevation over twin ground floor square bay windows either side of a central entrance door, a narrower two storey rear range with dual pitched roof with rear facing gable and a single storey rear corner infill with lean-to roof. It has brick stacks to each side gable and cottage style windows. It is constructed with off-white/light cream rendered walls, slate main roof with red ridge tiles and grey concrete tiled lean-to roof at the rear and white uPVC window frames. There is a detached tandem flat roof garage/outbuilding to the south side and rear of the dwelling accessed by a long driveway from Merrylees Road of compacted aggregates. The garage/outbuilding would be demolished as part of the scheme.
- 3.2. There is a similarly scaled and designed two storey detached dwelling constructed of red bricks and slate roof with similar two storey and single storey rear ranges and detached outbuildings that extend deeper into its plot located adjacent to the south side boundary of the application site. The neighbouring dwelling to the north is a detached two storey house with hipped roof, a large rear conservatory and detached outbuildings that extend deeper into its plot located along the north side boundary of the application site. Planning consent was recently granted for the demolition of the existing single-storey side extension, erection of two-storey side extension, single-storey rear extension, installation of a new roof and amendments to the fenestration including new window openings (Reference; 25/00359/HOU), however, has yet to be implemented. There are open fields to the west and east of the site.
- 3.3. A scheme of a larger scale to that submitted was approved in August 2023 (Reference; 23/00659/HOU).

4. Relevant planning history

06/00933/FUL

- Erection of conservatory
- Planning Permission
- 25.09.2006

21/01384/OUT

- Demolition of existing dwelling house, erection of two dwellings with double garage (outline- all matters reserved)
- Withdrawn
- 02.03.2022

22/00223/OUT

- Demolition of existing three-bedroom dwelling and erection of new dwelling (Outline Application - All Matters Reserved)
- Withdrawn
- 28.11.2022

23/00659/HOU

- Two storey front, side and rear extensions, detached triple garage
- Planning Permission
- 25.08.2023

23/00984/DISCON

- Application to discharge condition 3 (Materials) on planning application 23/00659/HOU
- Discharged
- 19.10.2023

24/00015/HOU

- Erection of detached triple garage with self-contained ancillary residential annexe above
- Planning Permission
- 02.03.2024

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. Following the publication no comments have been received.

6. Consultation

- 6.1. Bagworth and Thornton Parish Council:

- No objections have been received.

- 6.2. Environmental Agency:

'The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.'

7. Policy

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest
- Policy 22: Charnwood Forest

- 7.2. Site Allocations and Development Management Policies DPD (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)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues
- Assessment against strategic planning policies
 - Design and impact upon the character of the area and surrounding countryside
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety and parking provision

Assessment against strategic planning policies

- 8.2 Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies provide a presumption in favour of sustainable development. Policy DM4 of the Site Allocations and Development Management Policies sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.
- 8.3 This application proposes a single-storey rear extension, two-storey side extension, canopy porch and other alterations to an existing dwelling and therefore is a sustainable development within the countryside and acceptable in principle. Compliance with the relevant sections of Policy DM4 of the Site Allocations and Development Management Policies will be assessed further in the following section.

Design and impact upon the character of the area and surrounding countryside

- 8.4 Policy 21 of the adopted Core Strategy supports proposals where the siting and scale of the proposed development is appropriately related to its setting within the National Forest and where it respects the character and appearance of the wider countryside.
- 8.5 Policy 22 of the adopted Core Strategy seeks to ensure that proposals within the Charnwood Forest retain local character and complement the local landscape.
- 8.6 Policy DM4 of the Site Allocations and Development Management Policies allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is

most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.

- 8.7 Policy DM10 of the Site Allocations and Development Management Policies 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. The Council's Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.8 In respect of front extensions, the adopted Good Design Guide states that:
'If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. The proposal should not normally extend beyond the front elevation by more than 2.00 metres and not cover more than 50% of the front elevation.'
- 8.9 The proposed porch would project outwards from the existing front elevation by 1.22 metres for a width of 2.17 metres, not extending by more than half of the width of the existing dwelling or projecting by more than 2.00 metres. It would have a dual-pitched front facing gable with an eaves height of 2.01 metre and a ridge of 3.49 metres, supported by metal pillars. This aspect of the development is considered to be minor, bearing no significant impact upon the existing character of the dwelling or surrounding area.
- 8.10 The front elevation would also see two twin storey bay windows constructed upon the existing bay windows with full height six pane feature glazed windows and dual pitched roof gables over. It would have the same eaves and ridge heights as the existing main roof. The mass would be broken up by the central recessed section above the new porch which atop of would sit a singular square glazed window. As a result, it is considered that the front extension would not be excessive in its scale or mass in this case and would not be overly prominent in the street scene by virtue of being set back from the highway generously (33.00 metres). This aspect of the proposal would result in a contemporary remodelling of the front elevation of this traditionally styled dwelling which is currently in need of extensive modernisation. By virtue of its contemporary design, and subject to the proposed use of appropriate and external construction materials, it is considered that the proposed front extension would enhance the character and appearance of the existing dwelling.
- 8.11 In respect of two storey side extensions, the adopted Good Design Guide states:
'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. 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 0.50 metres in both directions).'
- 8.12 The proposed two-storey side extension would be set back from the existing main front elevation by 0.60 metres and set down from the existing main ridge by 0.60 metres to reduce its scale and massing relative to the existing dwelling. It would have a dual-pitched roof with a front and rear facing gable to replicate the form of the existing main dwelling and would have appropriate eaves. It would project outwards from the existing side elevation by 5.49 metres to the front and 6.46 metres to the rear, for a width of 7.35 metres. Notwithstanding that it would extend to over half of the width of the existing dwelling, by virtue of its set back, lower ridge height and smaller appropriately proportioned and similarly designed contemporary fenestration, it is considered that it would nevertheless still appear as a clearly

subordinate addition to the scale and mass of the existing dwelling and is therefore considered to be acceptable in design terms.

- 8.13 In respect of rear extensions, the adopted Good Design Guide states:

‘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.’

- 8.14 The proposed two-storey rear extension would project outward 3.74 metres from the existing rear elevation for a width of 7.47 metres, retaining the existing building line of the dwelling. It would have a dual-pitched roof with a rear facing gable with a matching eaves and ridge height as the main roof. It would have a two three-pane windows to first floor level and one three-pane window to ground floor level, all with soldier course detailing to the headers. The proposed single-storey rear extension would extend 5.00 metres from the main rear elevation for a width of 5.00 metres. It would have a dual pitched roof with a rear facing gable with an eaves height of 2.27 metres and ridge height of 3.71 metres with full height feature glazed windows within metal framing and roof lights. By virtue of their appropriate width and depth they would appear as clearly subordinate additions to the rear elevation of the resulting dwelling and being located to the rear would have no visual impact in the street scene. The design of the proposed rear and side elevations continues the contemporary remodelling of the dwelling with full height feature glazed windows within metal/uPVC framing and the proposed use of appropriate external construction materials to ensure a uniform appearance.
- 8.15 The site currently has an open frontage to Merrylees Road and a compacted aggregate driveway inside the southern boundary of the site frontage. The proposed scheme includes the relocation of the site access towards a more central position within the site frontage. The re-located driveway is proposed to be surfaced in block paving which would be an improvement compared to the appearance of the existing driveway. It is also intended to erect a new front boundary enclosure with double access gates but whilst acceptable in principle, as elevational details have not been submitted, a condition to require the further submission of elevational details and construction materials is considered to be necessary to ensure satisfactory development.
- 8.16 Overall, the proposals would increase the footprint of the dwelling but at a significantly reduced scale to the previously approved scheme (Reference; 23/00659/HOU). It would retain the dominant proportions of the original dwelling within the street scene and the various extensions and alterations would result in clearly subordinate additions to the dwelling which is small in relation to the substantial plot that it occupies. Much of the increased space would be to the rear elevation where it would not be visually prominent in the street scene or surrounding countryside. The proposed contemporary re-modelling would clearly change the character and appearance of the existing dwelling. However, by virtue of the siting, scale and contemporary design, and subject to the proposed use of appropriate external construction materials, the proposals are considered to result in a well-proportioned dwelling that would respect the scale of the existing dwelling and would complement and enhance its design quality, character and appearance within the street scene, would not overdevelop the extensive plot that it occupies and would have no significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposed remodelling and extensions and alterations are therefore considered to be acceptable in design terms in this particular case and to be in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies, Policies 21 and 22 of the adopted Core Strategy and the principles of the adopted Good Design Guide

Impact upon neighbouring residential amenity

- 8.17 Policy DM10 of the Site Allocations and Development Management Policies and the Council's Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.18 The neighbouring dwelling to the south (Charnwood) is a detached two storey house. It is set back from the principle elevation of the application dwelling by 2.81 metres and is set in from its near side boundary by a minimum of 3.56 metres. By virtue of its position to the south, its siting relative to the proposed extensions and adequate separation distances to the various elements of the scheme, the proposed extensions would not result in any significant adverse overbearing or overshadowing impacts on this neighbouring property. It has a blank side gable facing the site. There are no windows proposed to the immediate side elevation.
- 8.19 The neighbouring dwelling to the north (Hasland) is a detached two storey house with a similar front building line to the existing application dwelling. The proposed two storey element to the rear would be of a replicating scale to that of the existing structure bearing no impacts. The single storey element would be set in from its near side boundary by 4.85 metres and would extend 3.71 metres further than its rear elevation when taking into consideration the recently approved scheme at the site (Reference; 25/00359/HOU). The proposal would not extend beyond a 45 degree line drawn from that point or from the nearest ground floor habitable window or result in any significant adverse overbearing or overshadowing impacts on this neighbouring property. There are no windows proposed to the immediate side elevation.
- 8.20 By virtue of the proposed relative siting, scales, design and separation distances, it is considered that the proposed remodelling and extensions and alterations would not result in any significant adverse impacts on the privacy or residential amenity of any neighbouring properties and that the proposals would therefore be in accordance with Policy DM10 of the Site Allocations and Development Management Policies and the Council's Good Design Guide. No objections have been received.

Impact upon highway safety and parking provision

- 8.21 Policy DM17 of the Site Allocations and Development Management Policies supports development where there would be no significant adverse impact on highway safety. Policy DM18 of the Site Allocations and Development Management Policies seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.22 The site access would be re-located from the south towards a central position within the site frontage, with much wider visibility splays which would afford adequate and improved visibility over the wide grassed verges extending in both directions along Merrylees Road. It is therefore considered that the proposed re-location of the access would have no significant adverse impact on highway safety and be in accordance with Policy DM17 of the Site Allocations and Development Management Policies.
- 8.23 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting four or more bedrooms provides an off-street parking provision for a minimum of three vehicles.

- 8.24 The substantial plot would remain to provide an extensive off-street parking and turning facilities within the triple garage (approved under Reference; 24/00015/HOU), the extensive loose stone surfaced forecourt area and on the block paved driveway. This level of provision would be more than adequate to serve the resulting three bedroomed dwelling, and the proposals are therefore considered to be in accordance with Policy DM18 of the Site Allocations and Development Management Policies and the Leicestershire Highways Design Guide (2024).

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. Notwithstanding the countryside location, the proposals relate to extensions and alterations to an existing dwelling where there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the Site Allocations and Development Management Policies and the overarching principles of the NPPF.
- 10.2. The proposed contemporary re-modelling would clearly change the character and appearance of the existing dwelling. However, by virtue of the siting, scale and design, and subject to the proposed use of appropriate external construction materials to, the amended proposals are considered to respect the scale and complement and enhance the design quality, character and appearance of the existing dwelling, would not overdevelop the substantial plot that it occupies and would have no significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. By virtue of the relative siting, scales, design and separation distances, and subject to the use of obscure and fixed glazing where necessary, it is considered that the proposed remodelling and extensions and alterations would not result in any significant adverse impacts on the privacy or residential amenity of any neighbouring properties. More than adequate off-street parking and private amenity space would be retained within the site and the relocated access would have no adverse impacts on highway safety. The proposals are considered to be in accordance with Policies DM1, DM4, DM10 DM17 and DM18 of the Site Allocations and Development Management Policies, the Leicestershire Highways Design Guide and the general principles of the adopted Good Design Guide and are therefore 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 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 the 8th April 2025.
- Existing/Proposed Roof Plan, Drg No. DJ2023/04 Rev A; and
- Proposed Ground/First Floor Plans, Drg No. DJ2023/05 Rev A; and
- Proposed Front Elevation, Drg No. DJ2023/06 Rev A; and
- Proposed Rear Elevation, Drg No. DJ2023/07 Rev A; and
- Proposed Side Elevation, Drg No. DJ2023/08 Rev A; all as received by the Local Planning Authority on the 17th June 2025.
- Block and Site Plan, Drg No. DJ2023/09 as received by the Local Planning Authority on the 4th July 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM10 DM17 and DM18 of the Site Allocations and Development Management Policies, the Leicestershire Highways Design Guide and the general principles of the adopted Good Design Guide

3. The materials to be used on the external elevations of the proposed extensions to the main dwelling shall accord with the materials approved under 23/00984/DISCON. With the exception of the render which should be smooth cast painted in off-white.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM4 and DM10 of the Site Allocations and Development Management Policies, and the general principles of the adopted Good Design Guide

4. Notwithstanding the submitted details, prior to the erection of any front/highway boundary enclosure, full elevational details and construction materials shall first have been submitted to and approved in writing by the local planning authority. The front/highway boundary enclosure shall then be constructed in full accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM4 and DM10 of the Site

Allocations and Development Management Policies, and the general principles of the adopted 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.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. 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. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.