

Delegated Report

Planning Ref: 25/00150/HOU

Applicant: Mr P Carnan

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 41 Lindridge Lane Desford Leicester

Proposal: Two storey side and front extension with a dormer.

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 two storey side and front extension with a dormer at 41 Lindridge Lane, Desford.
- 2.2. The proposed two storey front extension would project outwards from the existing front elevation by 1.98 metres and would have a width of 4.81 metres. It would have a mono-pitched roof form with a matching pitch, slope and ridge as the main dwelling and would have an eaves height of 2.12 metres. It would have a pitched dormer to the roof slope which would have a maximum projection of 2.78 metres, a ridge height of 4.94 metres and an eaves height of 3.75 metres.
- 2.3. The proposed two storey side extension would project outwards from the existing side elevation by 1.85 metres and would have a depth of 5.52 metres. It would have a pitched roof form which would have a ridge height of 5.51 metres and an eaves height of 3.57 metres to the front elevation and 2.37 metres to the rear elevation.
- 2.4. Additional alterations to the front extension include the addition of a window to the ground floor of the front elevation along with a window to the dormer.
- 2.5. Additional alterations to the side extension include the addition of an opening to the ground floor front elevation, the addition of a Velux window to the front elevation roof slope, the addition of a door to the ground floor of the side elevation and the addition of a window to the ground floor of the rear elevation.
- 2.6. The proposed external materials would match those of the existing dwelling.
- 2.7. Amended plans have been sought during the application process which increase the set back and set down distance of the proposed side element.

3. Description of the site and surrounding area

- 3.1. The application site comprises a semi-detached two storey residential dwelling situated within, but to the edge of the settlement boundary of Desford. It has a pitched form with white render to the walls, grey slate to the roof, red brick to the chimney and cream painted timber to the openings.
- 3.2. The dwelling is elevated from the main highway (Lindridge Lane) and slopes down from the south-west to the north-east. It is set back from the main highway by 37.77 metres and is well screened from public viewpoints by an existing mature hedgerow.

4. Relevant planning history

05/00507/FUL

- Erection of detached double garage
- Planning Permission
- 12.07.2005

12/00634/HOU

- Erection of detached garage
- Planning Permission
- 03.10.2012

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. No comments have been received.

6. Consultation

6.1. Desford Parish Council:

- No comments have been received.

7. Policy

7.1. Desford Neighbourhood Plan 2018-2036

- Policy H1: Settlement Boundary
- Policy H7: Housing Design

7.2. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

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)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3 Policy H1 of the Desford Neighbourhood Plan seeks to ensure that any new development is supported where it respects the character of Desford.
- 8.4 Policy H7 of the Desford Neighbourhood Plan seeks to ensure that any new development in Desford enhances and reinforces the local distinctiveness and character of the area in which it is situated.
- 8.5 The application seeks full planning consent for a two storey side and front extension with a dormer at 41 Lindridge Lane, Desford.
- 8.6 The Councils Good Design Guide seeks to ensure that *“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 0.5 metres in both directions).”*
- 8.7 The proposed two storey side extension would project outwards from the existing side elevation by 1.85 metres, less than half of the width of the existing dwelling and would be set back from the principle elevation by 0.50 metres. It would host a similar pitched roof form which would host replicating eaves and a ridge height that would be set down from the existing dwelling appearing subordinate to the existing dwelling with respect to scale and mass complying with the Councils Good Design Guide.
- 8.8 The Councils Good Design Guide seeks to ensure that *“Two storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. 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.”* And that
“In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.”
- 8.9 The proposed two storey front extension would project outwards from the existing side elevation by a modest 1.93 metres and would not cover more than 50% of the front elevation. It would have a mono-pitched roof form which would have a matching pitch, slope and ridge as the main dwelling and would have an eaves height of 2.12 metres appearing subordinate to the existing dwelling. It would be set back from the main highway (Lindridge Lane) by 35.84 metres and would be entirely screened by the existing hedgerows to the sites front boundary not being visually prominent within the street scene which along with its scale complies with the Councils Good Design Guide.
- 8.10 The Councils Good Design Guide seeks to ensure that *“Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain*

situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity.” And that;

“Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.”

- 8.11 The proposed dormer accommodates an extension of the existing first floor front facing bedroom. It would be located within the pitched roof slope of the front extension and would project directly outwards from the existing ridge of the main dwelling by 2.78 metres. It would be set in 0.67 metres from the main eaves, 1.09-1.19 metres from the sides and 1.06 metres from the ridge. It would be finished in matching materials to the existing dwelling to blend into the existing roof, ensuring that the addition along with its appropriate scale would blend into the existing roof. It would be visible from a public viewpoint due to the break in hedgerows to the access of 43 Lindridge Lane; however, by way of its appropriate design and scale and that similar dormer additions are present within the street scene the proposal would be in keeping with the street scene there is not considered to be any adverse impacts upon the character of the area.
- 8.12 Additional alterations to the front extension include the addition of a window to the ground floor of the front elevation along with a window to the dormer.
- 8.13 Additional alterations to the side extension include the addition of an opening to the ground floor front elevation, the addition of a Velux window to the front elevation roof slope, the addition of a door to the ground floor of the side elevation and the addition of a window to the ground floor of the rear elevation.
- 8.14 The proposed external materials would match those of the existing dwelling.
- 8.15 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy H1 and H7 of the Desford Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.16 Policy DM10 of the Site Allocations and Development Management Policies DPD requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.17 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.”*
- 8.18 To the north-east of the site sits 43 Lindridge Lane, a semi-detached two storey residential dwelling which adjoins the application dwelling. The front element of the proposal would project outwards from the existing front elevation of the application dwelling by 1.98 metres. To ensure compliance with the Councils Good Design Guide the 45 degree rule has been applied to the centre of the nearest ground floor habitable window. The rule has concluded that the extension would not have an impact upon the outlook from or daylight to no.43. No windows are either proposed to this elevation. The side element of the proposal would not extend beyond the

building line of the application dwelling and would be in a position where it would be screened entirely by the application dwelling.

- 8.19 To the south-west of the site sits 35 Lindridge Lane, a detached residential bungalow. The proposed extensions would be situated a minimum of 11.69 metres from the side elevation of no.35, would host no openings and would be screened by an existing hedgerow. By virtue of this, the proposal would not bear any adverse impacts upon the neighbouring occupiers of no.35.
- 8.20 By virtue of the above, the proposals 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 and are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide.

Impact upon parking provision

- 8.21 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.22 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two
- 8.23 The scheme of extensions proposed would not see the addition of a further bedroom at the dwelling but would see an extension to the front of the property.
- 8.24 The existing parking provision at the site currently hosts a parking provision for a minimum of two vehicles and would not be impacted. Therefore, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the adopted SADMP 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. The proposed development is for a property located within the settlement boundary of Desford. 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. It would neither have any adverse impacts upon the parking provision at the site. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy H1 and H7 of the Desford Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide. The proposal is, 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 19th February 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 H1 and H7 of the Desford 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 as received by the Local Planning Authority on the 19th February 2025.
- Proposed Floor Plans, Drg No. 25001 002A and Proposed Elevation Plans, Drg No. 25001 003A as received by the Local Planning Authority on the 8th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy H1 and H7 of the Desford Neighbourhood

Plan, the Leicestershire Highways Design Guide 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.