

Delegated Report

Planning Ref: 26/00575/HOU

Applicant: Mr & Mrs Meahet

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Fabian House 19 Main Street Barton In The Beans

Proposal: Erection of a first-floor side extension over the existing garage to create a family/games room to the ground-floor and master bedroom to the first-floor

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 permission for the erection of a first-floor side extension over the existing garage at Fabian House, 19 Main Street, Barton In The Beans.
- 2.2. The existing garage would see an increase in depth by 2.00 metres to the northern ground-floor elevation with the first-floor extension atop of replicating its width and depth. It would have a dual-pitched form which would measure 4.57 metres to the eaves and 6.78 metres to the ridge. A hipped canopy would sit to the northern (front) elevation of the extension with a forward-facing gable canopy to the existing eastern (side) elevation hosting the main personal door.
- 2.3. Addition works include the construction of a raised platform to the northern (front) elevation forward of the two personal doors. It would measure a maximum of 0.56 metres in height, for a width 4.66 metres and a depth of 5.29 metres.
- 2.4. The proposed external materials would correspond to those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within the settlement boundary of Barton In The Beans.
- 3.2. The dwelling is characterised by a dual-pitched form to the first-floor with a mixture of hipped/pitched forms to the ground-floor. The external walls are finished in red facing brick with brown concrete tiles to the roof and white uPVC to the openings.
- 3.3. The application dwelling itself is set back generously from the adjacent highway, Main Street. It has a elevated siting within the street scene with the land levels sloping to the north. The site can be accessed via a long tarmacadam hardstanding which leads to an integral garage and additional hardstanding to accommodate an off-street parking provision. The hardstanding is bound by amenity grassland and vegetation.
- 3.4. The site is predominantly residential with open fields to the south.

4. Relevant planning history

78/00892/4M

- Erection of porch
- Planning Permission
- 20.06.1978

87/00504/4

- Extension of kitchen and reception area
- Planning Permission
- 10.07.1987

04/00503/FUL

- Two-storey extension and alterations to dwelling
- Planning Permission
- 25.06.2004

16/00239/HOU

- Single-storey side extension
- Planning Permission
- 06.05.2016

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 publications, one objection has been received which is summarised below:
- Overlooking;
 - Loss of privacy.

6. Consultation

- 6.1. Shackerstone Parish Council:
- No representations have been received.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 13: Rural Hamlets
- 7.2. Site Allocations and Development Management Policies (SADMP) (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - 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) (2026)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (GDG) (2020)
 - National Design Guide (NDG) (2019)
- 8. Appraisal**
- 8.1. Extensions and alterations to existing domestic properties outside of settlement boundaries 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 neighbouring residential amenity

- Impact upon parking provision and highway safety

Design and impact upon the character of the area

- 8.2 Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.
- 8.3 To create well-designed places, Policy DP3 (2(c) of the NPPF 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.
- 8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.6 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.7 The Council's GDG seeks to ensure that two-storey side extensions 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).
- 8.8 The proposed first-floor extension would sit atop of the existing single-storey garage replicating its width. The existing footprint would see an increase in depth to its northern elevation which would again be replicated to first-floor level, but only by a minor 2.00 metres. It would be set-back generously from the principal elevation by 5.47 metres whilst being set-down from the main ridge height by 0.56 metres and would have a matching the existing eaves height as to appear subordinate. In addition to the above, the proposed would further have a dual-pitched form to complement that of the main dwelling to first-floor level alongside matching materials.
- 8.9 A hipped canopy would sit to the northern (front) elevation of the extension with a forward-facing gable canopy to the existing eastern (side) elevation hosting the main personal door. The eaves and ridge height of both which would mirror the existing ground-floor element.

- 8.10 Due to the sites elevated land levels additional works include the installation of a raised platform to the proposals northern (front) elevation forward of the two personal doors. The platform would be modest in scale and in light of its set-back distance from the adjacent highway, Main Street, would not be a visually dominant addition.
- 8.11 Overall, the proposal would comply with Policy DM10 of the adopted SADMP and Policy DP3 of the NPPF and the Council's GDG.

Impact upon neighbouring residential amenity

- 8.12 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.13 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:
- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
- 8.14 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the 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.
- 8.15 The Council's GDG requires the 45° rule to be 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.
- 8.16 The nearest residential dwelling, Yew Tree Farmhouse, would sit to the east of the proposal. The immediate elevation of Yew Tree Farmhouse hosts two habitable windows one assumed to serve a dining room and the other a living room. Additional larger windows nonetheless serve the rooms and therefore the impacts are considered to be negligible. No additional windows are proposed to the proposal's immediate elevation.
- 8.17 The proposal would result in the application dwelling remaining to sit behind the existing principal elevation of Yew Tree Farmhouse and therefore no loss of light would occur to the front facing living room opening. The extension would further comply with the 45° rule as set out within the Council's GDG as to not result in the loss of light to the nearest habitable window to the rear elevation.

- 8.18 Following a site visit, whilst it is acknowledged that there would be a degree of additional overlooking due to the lack of built form and fenestration in this location at present, the addition of fenestration in this location would not be unusual in this residential context and similar to the existing relationships in the area.
- 8.19 The proposal would be entirely screened from the dwelling to the west, 21 Main Street by way of the existing built form.
- 8.20 In light of the above, subject to conditions the proposal would comply with Policy DM10 of the adopted SADMP and Policy P3 of the NPPF.

Impact upon parking provision and highway safety

- 8.21 Section 15 of the NPPF promotes sustainable transport. Policy TR2 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:
- 8.22 Ultimately, development should not be prevented or refused on highways grounds if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement in accordance with Policy TR6 (4) of the NPPF.
- 8.23 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.24 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.25 The proposal would see the loss of an existing garage and the addition of a fourth bedroom. Nonetheless, due to the extensive nature of the site the dwelling would remain to host a more than sufficient off-street parking provision for a minimum of four vehicles complying with Policies DM17 and DM18 of the adopted SADMP, Policies TR4 and TR6 of the NPPF and the LHDG.

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 It is considered that the proposed development would be in accordance with Policies DM10, DM17, and DM18 of the adopted SADMP, Policies DP3, P3, TR2 and TR6 of the NPPF, the LHDG and the Council's GDG. The proposal is therefore recommended approval subject to the below conditions and informatives.

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 23rd June 2026.

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), the Councils Good Design Guide (2020), and Policy DP3 of the National Planning Policy Framework (2026).

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, Drg No. Meahet-003;
- Proposed Elevations, Drg No. Meahet-020F as received by the Local Planning Authority on the 21st August 2026.
- Proposed Floor Plans, Drg No. Meahet-010D as received by the Local Planning Authority on the 18th September 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Councils Good Design Guide (2020), and Policies DP3, P3, TR2 and TR6 of the National Planning Policy Framework (2026).

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.