

Development Management
City Development and Regeneration
Hove Town Hall
Norton Road
Hove
BN3 3BQ.

7TH March 2025

Dear Sirs

House of Dental - 34 Station Road Hinckley Leicestershire LE10 1AP

Full Planning Application for a two-storey rear extension to the existing dental practice

On behalf of my clients, House of Dental, I submit this full planning application for the erection of a two-storey rear extension to create additional surgery rooms and staff welfare accommodation.

This application is supported by the following drawings and reports:

- Site Location Plan
- Existing/Proposed Elevations and Floorplans
- Photographs of the existing building and site
- Planning Application and CIL forms

Site Description

The application site is known as 34 Station Road and its lawful use as a dental practice (Use Class E).

The building is detached and of brick construction and dates from the Edwardian era. The building retains many original features, such as the timber entrance porch that integrates with the double fronted bay windows.

The building is completely fitted out for dental surgery use, with 12 consulting rooms and a patient waiting room spread across two floors. A small staff room is located on the first floor.

The application property is not a listed building, nor is it located within a Conservation Area.

Proposed Development

This application follows the recent approval of a single storey rear extension to the building, assessed under reference 24/01086/FUL and granted planning permission on 11th February 2025.

The current proposal is to erect a two storey rear extension that spans the full width (13m) of the rear elevation of the building and would have a depth of 3.3m.

The extension would be constructed using a matching red brick (stretcher bond), a plain tile roof. New windows would be heritage specification (to match the existing) with larger panes on the lower section and smaller panes on the upper section, which matches the decorative bay windows on the frontage of the building. Obscure glazed lower panes would be featured on the side elevations.

Finally, a small enclosed outdoor break-out area would be created with a patio accessed from the new staff room.

Relevant Planning Policy and Guidance

- National Planning Policy Framework 2023 (NPPF)
- The Hinckley and Bosworth Local Plan 2006 – 2026, COMPRISING:
 - Core Strategy DPD
 - Site Allocations and Development Management DPD
 - Hinckley Town Centre Area Action Plan DPD
 - The Good Design Guide Supplementary Planning Document (SPD)

Relevant planning policy:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM25: Community Facilities

Planning Assessment

Principle of development

Policy DM25 of the SADMP indicates that the council will support the new and improved community facilities (which includes healthcare facilities such as dental practices) particularly when located in sustainable locations, accessible to public transport and pedestrians.

The proposed extension to an existing dental surgery facility should be regarded as a positive improvement to enhance and improve the viability of a well-used and essential local community facility.

The application property is sustainably located on the edge of Hinckley town centre, which ensures the practice will remain accessible to all.

As such, this proposal for a modest and well-designed extension to an existing community facility should be supported, subject to compliance with design and amenity policy.

Design and Impact on the Character of the Area.

Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

The proposed extension is appropriately designed and will have no adverse impact on the street scene and therefore are subordinate and acceptable additions to the existing dental practice.

The proposal have been carefully considered, with the design being sympathetic to the character of the existing building and incorporates features and details to enhance its appearance reflect good design quality.

As such, the proposed extension complies with Policy DM10 of the SADMP.

Impact on Residential Amenity

By virtue of the height, width, depth and siting at the rear of the property, the two storey rear extension would not have a detrimental impact on the residential amenity of the occupiers of any neighbouring properties.

It should be noted that the Arlan Apartments located east of the application site are not C3 residential properties. They are in effect very short term let apartments akin to an 'aparthotel'. From a review of the company website, the 2-bed apartments are typically rented on a short term basis – e.g. for 1 or 2 nights – and are marketed to business users rather than tourists.

<https://www.arlan.co.uk/accommodation/arlan-apartments-hinckley/>

The use of obscure glazing on the lower panes of the new windows mitigates potential for overlooking or the perception of being over looked. Given the surgery rooms are not habitable spaces, the applicant would be amenable to conditions that secure full obscuring of windows.

In light of the above, the proposal complies with Policy DM10 of the SADMP.

Site Visit

The application site is fully visible from the public highways, so I would encourage the case officer to visit to inspect the site and surroundings.

If I can be of any assistance, please don't hesitate to contact me.

Yours sincerely,



Phillip Taylor MRTPI
Planning Edge

