

Delegated Report

Planning Ref: 25/01072/HOU
Applicant: Mrs Dena Abbott
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 15 Alexander Avenue Earl Shilton Leicester

Proposal: Single storey rear extension

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

1.2. This application seeks full planning permission for the erection rear extension at 15 Alexander Avenue Earl Shilton Leicester.

1.3. The proposed rear extension measures 2.88 metres in depth and 3.18 metres in width. The extension will also have an eaves height of 2.05 metres and a ridge height of 3.40 metres.

1.4. The extension would create an addition bedroom to the rear.

1.5. The proposed external materials include the brickwork walls to match the host dwelling, tiles to the roof and white uPVC to the openings.

3. Description of the site and surrounding area

3.1. The application site is located within the settlement boundary of Earl Shilton. The application dwelling, 25 Alexander Avenue is a semi-detached property with a gabled roof. The property is set back from the highway with existing front garden.

3.2. Within the street scene there is a mixture of two-storey semi-detached dwellings in different design and styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character.

4. Relevant planning history

N/A

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No responses have been received.

6. Consultation

6.1. No objections have been received from the below consultees;

- Earl Shilton Town Council

- LCC Ecology: They have stated that the proposal will have limited ecological effects and therefore no objections and no further action is required.

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan DPD 2014

- Policy 22: Design

7.2. Core Strategy (2009)

- Policy 2: Development in Earl Shilton

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and transportation
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to dwellings 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 highway safety

Design and impact upon the character of the area

8.2. 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.

8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.

8.4. The proposed single-storey extension will project 2.88 metres from the original rear elevation of the dwelling and would have width of 3.18 metres which is smaller than the main dwelling. The extension will also have an eaves height of 2.05 metres and a ridge height of 3.40 metres which is well set down from the main dwelling roofline and therefore, given the scale and design of the proposed extension to the main dwelling, the proposal is not considered to have any adverse impact on the

streetscene or the character of the dwelling. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.

- 8.5. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed extension involves inserting a window opening to the rear which is consistent with the fenestration style of the main dwelling to the rear and is not considered to have any adverse impact on the design quality or character of the surrounding area.
- 8.6. The proposed use of roof tile, brickwork along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the existing residential dwelling.
- 8.7. By virtue of the rear extensions position, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.9. 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 45° guidance. The proposed extension is not considered to breach 45° rule, and it would have a separation distance of 1.05 metres to the attached dwelling at no.13 Alexander Avenue and would have a distance of 5.8 metres to the no.17 Alexander Avenue. And therefore, the extension is not considered to have any adverse impact on any neighbouring amenities in surrounding area.
- 8.10. No window is proposed to the sides as a part of proposed extension and therefore, the proposal is not considered to have any overlooking or loss of privacy to the adjacent neighbouring properties or surrounding area.
- 8.11. By the virtue of above the proposed rear extension is not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP, the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.2. 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.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.

- 8.4. The proposal would increase the number of bedrooms to four. According to the Leicestershire Highway Design Guide, three parking spaces are required for dwellings with four or more bedrooms. The site cannot accommodate three parking spaces, however, given the availability of on-street parking, the existing parking area to the rear of the dwelling, and the local character of the neighbourhood—which consists primarily of local streets—the proposal is considered to have a negligible impact on the highway network and it is regarded as compliant with Policies DM17 and DM18 and is not expected to result in any adverse effects on parking provision, pedestrian safety, or highway safety.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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, Existing, Proposed Block Plan, Drg No.25/441 AL03
- Proposed Floor Plans, Elevations, Drg No. 25/441 AL02,

as received by the Local Planning Authority on the 4th November 2025.

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 to be used on the external elevations of proposed extension and proposed openings shall match the corresponding materials of 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).

12 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.