

Delegated Report

Planning Ref: 25/00626/HOU
Applicant: Mr Salvatore Zarcone
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 16 Tower Road Earl Shilton Leicester

Proposal: Erection of a rear single and two storey 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 of a single and two storey rear extension at 16 Tower Road Earl Shilton Leicester.
- 1.3. The proposed single storey rear extension would measure 4.04 metres in depth and 5.23 metres in width; it features a mono-pitched roof to the rear with an eaves height of 2.38 metres and a ridge height of 3.10 metres. it would project beyond the two-storey rear extension for 1 metre.
- 1.4. The first-floor rear extension would have a depth of 3metres, and a same width of 5.23 metres, it would feature a hipped roof form with an eave height of 4.63 metres and a ridge height of 6.35 metres.
- 1.5. Two first floor windows and a ground floor window along with an opening door is also proposed to the rear of the property.
- 1.6. The proposed external materials include the brickwork walls to match the host dwelling, slates 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 property, 16 Tower Road, is a two-storey dwelling with a hipped roof. The dwelling is finished in a combination of render and brickwork on its external elevations.

The surrounding street scene comprises a mixture of two-storey semi-detached and detached dwellings. The properties display a variety of external finishes and materials, including differing brickwork colours and brick-framed façades, resulting in a varied residential character.

4. Relevant planning history

None-Relevant

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One objection has been received on the party wall that will be demolished as a part of this application.

6. Consultation

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

- Earl Shilton Town Council
- LCC Ecology: An objection was received from LCC Ecology, which requested the submission of a Preliminary Roost Appraisal (PRA). This was provided by the applicant on 20 November 2025. Following a review of the appraisal and its findings, Ecology maintained its objection on 2 December 2025, requesting that an emergence bat survey be undertaken. The emergence survey was subsequently submitted on 19 June 2026. As a result, LCC Ecology removed their objection subject to a number of planning conditions, as detailed at the end of this report.

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
- Ecology matters
- Other matters

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 extension would incorporate a hipped roof with a set-down of approximately 0.38 metres from the main roof ridge. It would partly be visible from the streetscene, however, given its modest scale and the use of materials that match the existing roof and external elevations of the dwelling, the proposal is not considered to result in any adverse impact on the character or appearance of the streetscene or the design of the host dwelling. Furthermore, the extension is considered to be in keeping with the character and appearance of the surrounding area and neighbouring properties.
- 8.5. The proposed extension includes the insertion of a door opening and windows within the rear elevation. These openings would be appropriately sized and proportioned in relation to the host dwelling and would reflect the existing fenestration pattern of the property. As such, the proposed fenestration is considered to be consistent with the design and appearance of the main dwelling and would not have an adverse impact on the visual amenity, character, or appearance of the surrounding area.
- 8.6. By virtue of the rear extension 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

- 8.7. 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.
- 8.8. 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 retain the existing separation distance to the neighbouring properties at no.18 Tower Road to the south of application site. No windows are proposed to the side facing this neighbouring property and therefore, the extension is not considered to have any adverse overbearing overlooking or overshadowing impact on this neighbouring property or its amenities.
- 8.9. No. 14 Tower Road is located to the north of the application site and shares a common boundary with the host dwelling. The proposed two-storey rear extension would project beyond the rear elevation of No. 14 Tower Road. The extension would not breach the 45-degree guideline in relation to the ground floor level, however it would breach this rule in relation to the first-floor level by approximately 1 metre. Whilst the extension would breach 45-degree rule in relation to the first-floor level and be situated in close proximity to the shared boundary and, due to its two-storey scale,

may result in a limited degree of overbearing impact, this impact is not considered to be significant. Furthermore, having regard to the existing relationship between the properties, and the absence of any side-facing windows serving the neighbouring property, the proposal is not considered to result in a materially harmful privacy impacts on the amenities of No. 14 Tower Road. Accordingly, the proposed development is, on balance, not considered to have an unacceptable overbearing, overshadowing, or overlooking impacts to this neighbouring property or its amenities.

- 8.10. By the virtue of above the proposed rear extension would not result in any significant 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. Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires dwellings with up to three bedrooms to provide a minimum of two off-street parking spaces. The proposed development would not increase the number of bedrooms within the dwelling but would instead enlarge the existing three bedrooms at first-floor level. The existing frontage of the property is capable of accommodating at least two off-street parking spaces and would therefore continue to satisfy the relevant parking standards. As such, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.5. Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.6. Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.7. In the first LCC Ecology consultation response, they stated that '*No ecological information has been supplied in relation to relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation. Therefore, we have undertaken a desktop study using local records and aerial imagery to help assess this. There is a pipistrelle bat roost record within proximity to the site, whilst the proposals involve the demolition of part of the existing tiled roof and the single storey flat roof for the extension, which may offer potential for roosting bats.*' Therefore, given the nature of the works and suitability of the surroundings, a Preliminary Roost Assessment (PRA) is required to assess the building for potential bat roosting features. This should also scope in any potential disturbance to other protected species.

- 8.8. The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 20 November 2025. The survey was reconsulted upon, and following this process, the Ecology team kept their objection and requested that *'To fully assess the impacts of the proposal the LPA needs survey results for the single emergence survey required on the existing building which was assessed as offering low suitability for roosting bats in the Preliminary Roost Assessment (Arbtech, November 2025). This should be undertaken during the bat active season between May and September. The results are required prior to determination because Government Standing Advice indicates that you should "Survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby.'* Therefore, given the nature of the works and suitability of the surroundings, an emergence bat survey is required to assess the building for potential bat roosting features between May and September.
- 8.9. The applicant submitted the requested ecological survey, provided with the support of a licentiate ecologist, on 19 June 2026. The survey was reconsulted upon, and following this process, the Ecology team removed their objection and confirmed that *'We are now satisfied that there is sufficient ecological information available to support determination of this application. We note that the single bat emergence survey carried out on building B1 did not record any emergence. Therefore, no further surveys or licencing is required.'* Two conditions have been recommended at the end of this report

Other matters

- 8.10. An objection has been received regarding the proposed demolition of part of the boundary wall shared with the neighbouring property. However, matters relating to land ownership, boundary treatments, and party walls are civil matters and do not constitute material planning considerations. An informative note referring the applicant to the requirements of the Party Wall Act would be included on the Decision Notice.

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

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:

- Block Plan
- Site Location Plan
- Proposed, Elevations
- Proposed Floor Plans

as received by the Local Planning Authority on the 30th June 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 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).

4. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence and Re-Entry Survey (Arbtech, May 2026). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Prior to first use of the development, one bat box shall be installed in accordance with the recommendations on Page 7 'Requirements & Enhancements' of the Bat Emergence and Re-Entry Survey (Arbtech, May 2026). Thereafter the bat box shall be retained and maintained in perpetuity.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under paragraph 187d of the National Planning Policy Framework (2024), the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and DM6 of Site Allocation 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.