

Delegated Report

Planning Ref: 25/00137/HOU

Applicant: Mr Tranter

Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 108 Hinckley Road Barwell Leicester

Proposal: Single storey side extension

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 single storey side extension at 108 Hinckley Road, Barwell.

2.2. The proposed single storey side extension would project outwards from the existing north-west side elevation by 2.26 metres and would have a width of 7.21 metres. It would have a flat roof which would measure 2.95 metres in height.

2.3. Additional alterations include the addition of a set of two outward opening doors (one to the front and one to the rear) and the addition of two high level windows to the side elevation.

2.4. The proposed external materials would match those of the existing dwelling with the exception of GPR/single ply membrane to the flat roof.

3. Description of the site and surrounding area

3.1. The application site relates to a two-storey semi-detached residential dwelling situated within the settlement boundary of Barwell. The application dwelling has a pitched form with a pitched lean to addition to the ground floor of the front elevation and is compromised by the use of red brick to the walls, brown interlocking tiles to the roof and white uPVC to the openings.

3.2. The site can be accessed via a shared tarmac hardstanding with 106 Hinckley Road, whose curtilage can be seen to extend to the front boundary of the application site.

3.3. There is a variety of dwelling type in the area, which has no distinct character.

4. Relevant planning history

77/00235/4M

- Erection of a garage
- Planning Permission
- 06.04.1977

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. A query has been received in regards land ownership.

6. Consultation

- 6.1. Barwell Parish Council:
"No objections."

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014)
 - Policy 22: Development and Design
- 7.2. Core Strategy (2009)
 - Policy 3: Development in Barwell
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 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)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Other matters

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) seeks to ensure that new development is not detrimental to the character and appearance of the host dwelling or surrounding area and respects the scale, proportions, height and materials of the existing buildings, neighbouring structures and overall street scene.

- 8.4 The application seeks full planning consent for a single storey side extension at 108 Hinckley Road, Barwell.
- 8.5 The Councils Good Design Guide seeks to ensure that *“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).”* And that;

“Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.”
- 8.6 The proposed single storey side extension would project outwards from the existing north-west side elevation by 2.26 metres and would sit flush with the existing rear elevation. It would be set back from the principle elevation by 0.92 metres and set down from the main dwellings ridge by 4.25 metres by way of being single storey satisfying the requirements of the Councils Good Design Guide. The proposal would have a flat roof form, which is not usually a welcomed addition as they do not represent a traditional roof form prevalent in the Borough, however, as proposal would be single storey, of a subordinate scale with a matching ridge height with the existing canopy porch and set back from the existing front elevation, the addition is not considered to bear any additional detrimental impacts upon the character of the area.
- 8.7 Additional alterations include the addition of a set of two outward opening doors (one to the front and one to the rear) and the addition of two high level windows to the side elevation.
- 8.8 The proposed external materials would match those of the existing dwelling with the exception of GPR/single ply membrane to the flat roof. The introduction of the material is not, however, considered to bear any impact upon the character of the area.
- 8.9 For the above reasons the proposal 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 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the adopted Site Allocations and Development Management Policies DPD and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) seeks to ensure that new development does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 To the south-east of the site sits, 106 Hinckley Road, a two-storey semi-detached residential dwelling adjoining the application dwelling. 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. By virtue of this, the proposal would not bear any adverse impacts upon the neighbouring occupiers of no.106.

- 8.13 To the north-west of the site sits, 110 Hinckley Road, a two-storey semi-detached residential dwelling adjoining the application dwelling. The proposal would extend past the current front elevation of no.110 by 1.98 metres as the scheme as approved at the site in 2022 for a proposed first floor side and single storey rear extension has not been yet implemented (22/00333/HOU). The immediate opening, however, hosts a secondary opening to the existing garage (which is to be replicated as part of the 2022 permission) not bearing any impacts in terms of loss of light to the property. Two openings are proposed to the side elevation facing no.110. The openings are, however, to be high level and would be predominantly screened by both the existing and proposed structures not resulting in a loss of privacy to no.110.
- 8.14 By virtue of the above, it is considered that the proposal 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. The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell Area Action Plan (ESBAAP) 2006-2026 (2014) and the general principles of the Councils Good Design Guide.

Other matters

- 8.15 Concerns have been raised from a neighbouring property regarding land ownership. Please note that conflict over land ownership will have to be resolved between the occupiers of the dwellings and is a legal matter and not a material planning consideration. Notwithstanding this, to satisfy the query the applicants submitted a revised Site Location and Block Plan, Drg No. 2024 22 115 Rev A, to the Local Planning Authority on the 10th March 2025 identifying the shared access between the application dwelling and 106 Hinckley Road. The current notice has also been served on the land owner.

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 Earl Shilton. 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. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide. The proposal and is 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 17th 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 22 of the Earl Shilton and Barwell AAP 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:

- Proposed Floor Plans, Elevations & 3D Visuals, Drg No. 2024 22 1104, as received by the Local Planning Authority on the 17th February 2025.
- Site Location and Block Plan, Drg No. 2024 22 115 Rev A, as received by the Local Planning Authority on the 10th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP 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.