

Delegated Report

Planning Reference: 25/00991/HOU
Applicant(s): Ms Lara Marlow
Ward: Ratby, Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Application Site: 14 Preston Close, Ratby

Proposal: Proposed single-storey rear/side extension and first floor extension over garage

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks planning permission for a single-storey rear/side extension and first floor extension over existing garage to 14 Preston Close, Ratby.

2.2. The property is currently a two-storey three-bedroomed detached dwelling with an attached single garage. The proposal involves the addition of a 5625mm by 4575mm single-storey extension (broadly replacing the existing polycarbonate conservatory) to the rear elevation of the dwelling and a 2810mm by 7300mm addition to the existing side elevation, proposing a first-floor extension, positioned on top of the attached garage. The proposals are intended to serve an open plan living and dining space at ground floor level and a master bedroom and dressing room at first floor level.

2.3. Proposed fenestration includes two 1.8m windows at the rear elevation, a 3m wide bi-fold door at the side elevation (northeast) facing the patio and a rooflight serving the open plan living/dining space. At first-floor level, a 1.8m wide window and a 1.1m wide window at the front and rear elevations, serving the master bedroom and dressing rooms, respectively. The extended element is proposed to be covered in a dual-pitched roof, with all external materials matching, including matching brickwork, grey uPVC fenestration and roof tiles to match existing.

3. Description of the Site and the Surrounding Area

2.4. The application relates to 14 Preston Close, a detached two-storey dwelling situated within a predominantly residential cul-de-sac, within the southeast of the settlement boundary of Ratby. It is constructed using facing light brown brick with a grey-tiled

dual-pitched (gabled) roof form, beneath southeast pitched solar panels. The property lies among similarly designed detached dwellings, of similar massing and scale however some have been extended to a similar design as that proposed. Given the acute angled positioning of neighbouring properties, the frontage of the properties are minimally bounded. The wider area is typified by similar dwellings, featuring similarly designed dwellings, typical of late 1990s/2000s residential architecture.

4. Relevant Planning History

4.1 There is no planning history associated with this property.

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 No responses have been received.

6. Consultation

6.1 There have been no objections received from the following consultees:

- Ratby Parish Council
- LCC Minerals

6.2 No further responses have been received.

7. Policy

7.1 Site Allocations and Development Management Policies Development Plan Document (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

7.2 National Planning Policies and Guidance:

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

7.3 Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties 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 residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.7 Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.

8.8 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.9 The adjacent property (No. 12) also features a two-storey side extension finished in matching brick. By virtue of its general principal, the materials, scale, massing and design of the proposed two-storey side extension is consistent with the surrounding area, the existing dwelling and the broader building context.
- 8.10 The selection of external materials is consistent with the host dwelling, the residential character of the area, as well as the nearby dwellings and remains consistent with the established pallet of materials.
- 8.11 In accordance with the Good Design Guide, two-storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal should be set down from the ridge of the existing house and set back from the front elevation by a minimum of 0.5m. The side extension maintains a setback distance of 0.5m but is set down only 0.25m from the main roof ridge line, which does not comply with the Good Design guidance.
- 8.12 However, with the minimal set down distance, the side extension still appears subordinate to the main dwelling. In addition, the adjacent property, No. 12 Preston Close, along with No. 2 Preston Close, have similar minimal set-down distances, and therefore a greater set down distance would result in too great a variety in roofscapes. After the proposals the host dwelling would match No. 12 almost identically and therefore matching this minimal set-down distance would result in a more consistent street scene and uniform design. A justification statement has also been provided to support this non-compliance.
- 8.13 Given its cul-de-sac location, the host property along with its immediate neighbours are not linear in development and are all designed around a small turning circle, which results in houses in close proximity and angled acutely towards one another. This also results in larger rear garden space, where the single-storey extension element is proposed and limits its already private views. Most private views are largely from neighbouring properties (although angled away from the single-storey element) and properties along Taverner Drive to the rear. Given the proposal seeks to finish the extension in matching facing brick and mostly complies with the Good Design guidance, it is considered to have minimal visual impact. Public views of the proposals are sufficiently limited given the cul-de-sac location and the side extension's high degree of screening from neighbouring No. 15 Preston Close.
- 8.14 The single-storey rear extension does not sit flush/level with the southwest side elevation of the original dwelling and itself forms an L-shape projection which is not typical of usual rear extensions. However, given that it largely replaces an existing conservatory in the same footprint (which also does not sit flush), any further design impact is minimal. In addition, the acute angled relationship of the property adjacent, No. 12, forms a minimal gap at its frontage and resultant high degree of screening.
- 8.15 The minimal set down distance will result in some disruption of the established separation distances and building/roof lines along Preston Close, however this will

not result in a terracing effect given the subordination, acute angled positions of neighbouring properties and variety in facing brick.

- 8.16 By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.17 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.18 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.19 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.20 The application site is positioned adjacent to Nos. 12 and 15 Preston Close and to the rear of No. 14 Taverner Drive. The first-floor side extension element would likely most impact the occupiers of No. 15 Preston Close, whilst the single-storey rear extension element is likely to impact the occupiers of No. 12 Preston Close.
- 8.21 With the above in mind, the proposals will not result in loss of light for any neighbouring property habitable space due to the siting and positioning of both elements of the proposals. The single-storey rear extension is angled away from adjacent properties, and the first-floor extension is not seen by any adjacent habitable space/window. In addition, no element of the proposals breaches the 45-degree guidance for any neighbouring habitable windows, as set out in the Good Design Guide.
- 8.22 The 1.8m wide rear facing window at first floor level does not overlook neighbouring rear gardens worse than existing windows at this level and does not have intervisibility into any private indoor space. The front-facing window also does not. There are no side windows proposed at first-floor level. The bi-fold doors and fenestration at ground-floor level do not have direct intervisibility of any private neighbouring space and do not pose further harm than the fenestration that exists for the conservatory.
- 8.23 There is no amenity impact for the occupiers of dwellings at the rear of the application site, specifically No. 14 Taverner Drive, given the adequate separation distance of 18m, hard boundary treatment and presence of deciduous vegetation that further softens the distance.

- 8.24 No element of the proposals result in an oppressive blank wall, overdevelopment or further unnecessary overshadowing for neighbouring properties.
- 8.25 Notwithstanding this, any separation distances or guidance from The Good Design Guide are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.26 To comply with the Good Design Guide, dwellings with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals do not impinge upon the dwelling's existing rear garden space, which after the proposals total 8m in length and 111m² in total area and therefore will not breach the guidance set out in the Good Design Guide.
- 8.27 By virtue of these factors the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.28 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.29 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.30 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.
- 8.31 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).
- 8.32 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.33 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. This

increases to a minimum of three off-street parking spaces for properties with four or more bedrooms. Any reduction below minimum standards will require robust justification.

- 8.34 The scheme creates one new bedroom and makes the property a four-bedroom dwelling. With an existing double driveway and an additional loose-stone gravelled space, it is considered that there is already adequate space for three vehicles to park off-street and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, 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 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 detailed 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 received by the Local Planning Authority as follows:

- Application Form (received by the Local Planning Authority on 13/10/25)
- Proposed Elevations, Drg No. 25029-07B(received by the Local Planning Authority on 23/12/25)
- Proposed Floor Plans, Drg No. 25029-06A (received by the Local Planning Authority on 23/12/25)
- Block Plan (received by the Local Planning Authority on 13/10/25)

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. All new external materials shall match the existing dwellinghouse in terms of type, colour, texture and appearance, unless otherwise approved by the Local Planning Authority, prior to commencement.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.