

Delegated Report

Planning Reference: 25/01090/HOU
Applicant(s): Mr and Mrs Cartwright
Ward: Atherstone South and Mancetter



Hinckley & Bosworth
Borough Council

Application Site: 16 Ormes Lane, Ratcliffe Culey,
Atherstone

Proposal: Proposed single storey front and rear extensions.

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 full planning permission for single storey front and rear extensions and proposed fenestration at 16 Ormes Lane, Ratcliffe Culey.
- 2.2. At the front, the extension externally adds 6.5m depth to the recessed façade of the principal elevation, creating a gabled frontage with a central front door, covered by a proposed flat-parapet style roof. At the rear, the proposal sees an additional 1.7m depth to the original rear elevation, forming two projecting gables and a recessed doorway. The scheme proposes to increase the dwelling footprint from 146m² to 186m².
- 2.3. Along with the removal of the existing polycarbonate lean-to conservatory to the rear of the dwelling, there are some internal re-configurations proposed, which result in some fenestration changes. Fenestration proposed at the new rear elevation includes a 1.8m wide casement window at the smaller proposed gable, which serves a master bedroom; a 3.8m wide bi-fold door at the larger gable, which serves a family/snug area and a 3m wide patio door/full-length window at the recessed elevation. A 2m by 1m rooflight is proposed at the rear elevation flat-roof section which serves the central living room. At the front elevation, a matching curved bay window is proposed, identical in material and dimensions to the two existing curved bay windows present on the front elevation. There are various 'Velux' rooflights proposed atop the roof measuring 90cm by 70cm, two at the eastern pitch and two at the northern pitches of the projecting front gables. A further rooflight serving the entrance hallway is proposed atop the parapet-style adjoining roof.

- 2.4. The external rendering of the principal frontage will be retained and continue along the principal frontage, whilst the rear will utilise facing brick.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is an 'L-shaped' single-storey, three-bedroomed, detached dwelling on Ormes Lane, Ratcliffe Culley. The property benefits from an associated driveway, turfed front garden with no distinct property boundary treatment. The principal frontage is set back 22m from the highway which results in a substantial separation distance from dwellings opposite. The property has a red-tiled dual-pitched roof with white render as the dominant external material. It has two distinct bow bay windows, made from white uPVC at its projecting front gable elevation and a circular window atop these serving an attic/void space. Integrated within its recessed elevation, is a single garage which is to be converted to a habitable space as part of the proposals.
- 3.2. Dwellings along Ormes Lane are similar in massing and scale but vary greatly in design – some properties are dormer bungalows, whilst others are purely single-storey and have two projecting gables. Properties along the opposite side of the road have a higher degree of design variation, however these are largely screened by an established vegetation line. Ormes Lane itself is a single semi-rural carriageway.
- 3.3. Ratcliffe Culley is a defined settlement boundary and is not within a designated conservation area. There are no further known site constraints.

4. Relevant Planning History

21/00105/HOU

- Alterations to roof, dormer extensions at front and rear, single storey extension at rear of house
- PER
- 19.04.2021

81/00894/4

- EXTENSIONS AND ALTERATIONS TO PROPERTY
- PER
- 15.09.1981

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No concerns were raised. One letter in support of the application has been received.

6. Consultation

- 6.1 There have been no objections from the following consultants:
- Witherley Parish Council

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)
- Planning Practice Guidance (PPG)

7.3 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- National Design Guide (2019)

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 NGD 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 136 of the NPPF highlights that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 8.6 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.
- 8.7 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.
- 8.8 In accordance with the Good Design Guide, extensions to the rear should be designed to be clearly subordinate to the main dwelling and should be an appropriate height, width and depth and reflect or complement the detailing and materials of the original building. Given the ridge height of both rear-facing gables and flat roof section (4.4m from base to ridge) remain subordinate to the main roof ridge line, the rear extension is designed to be subordinate to the main dwelling by virtue of these factors. In addition, both gables proposed at the rear elevation remain subordinate in dimensions to both projecting gables at the principal elevation, creating a uniform yet subordinate and thoughtful design.
- 8.9 Despite this the rear extension cannot be seen from the principal elevation of any neighboring property and is significantly softened by the presence of established vegetation at the rear garden boundary and its significant garden length.
- 8.10 The use of facing red brick at the rear of the dwelling is not in keeping with the white render used at the principal elevation, however both materials are considered to complement one another.
- 8.11 The existing dwelling's roof remains unchanged, while the front extension incorporates a subordinate gabled roof structure, the dimensions of which complements the existing roof form and remains subservient to, the existing dwelling and its roof.
- 8.12 Public views of the proposals would mainly be of the projecting gable at the principal elevation. Given there are a number of design varieties, including the dwelling directly

adjacent with two projecting gables, the design of this would not impact the established street scene and be looked upon unfavourably from the public viewpoint.

- 8.13 The gabled roof forms would not disrupt the roof form and building lines within the area, given there are a number of dwelling designs. Most roofs along the street are of gable form and the proposals do not introduce a new roof form. The separation distances between dwellings remain unchanged given the proposals do not include additional width to the dwelling.
- 8.14 Fenestration remains sympathetic to fenestration which already exists. The proposed bay window would have the same white uPVC and dimensions as existing and remains consistent with the established rhythm and pattern. The bi-fold door and fenestration proposed at the rear are largely screened from public view by vegetation, however they remain well proportioned at the rear elevation.
- 8.15 By virtue of the consistent design and the proposed use of complementing external materials, 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

- 8.16 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.
- 8.17 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.
- 8.18 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.
- 8.19 The application dwelling sits adjacent to Nos. 14 and 18 Ormes Lane and opposite No. 11 Ormes Lane. Both Nos. 18 and 11 sit topographically set above the application site, while No. 18 Ormes Lane sits topographically set down. To the rear of the application property is the boundary of The Gate Inn Public house and the property curtilage of No. 9 Church Lane, however these are sufficiently distant (at 34m) to not warrant a residential amenity impact assessment.
- 8.20 As the property is single-storey in massing, fenestration proposed is at ground level and does not directly overlook any habitable space. No. 18 which is set down, does not have direct invisibility of the proposals from any habitable space. The window proposed at the front elevation faces the opposite property, No. 11, but would not result in any loss of privacy. The rooflights proposed to not result in loss of privacy

for neighbouring properties, especially No. 18 set topographically lower down. In summary, no proposed fenestration results in loss of privacy for any neighbouring property.

- 8.21 Although the proposals include three new gable roof forms (two at the rear, one at the front), they would not result in an oppressive build form for neighbouring properties given the linear development form.
- 8.22 The proposed gables may result in some marginal loss of natural sunlight for the rear garden of No. 18 Ormes Lane, however the degree of additional overbearing impact would not be unacceptable.
- 8.23 The Good Design Guide recommends that any extension should not breach 45° from any neighbouring habitable windows in order to avoid loss of light. Both the proposed rear and fronts extensions of the host dwelling do not breach the 45° guideline when measured from the centre of the nearest habitable room window at Nos. 18 and 20 Ormes Lane. The nearest habitable window at No. 18 Ormes Lane serves a utility room, the proposed gable will result in some degree of loss of natural light for this room, but this would be insufficient to warrant refusal.
- 8.24 The Good Design Guide states there should be a minimum separation distance of 8m from a habitable window to the blank side of a neighboring property. As the proposed extensions are constructed adjacent to a neighboring blank wall the separation distances are not assessed.
- 8.25 To comply with the Good Design Guide, four-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals will retain 18m of garden length and 250m² in total area, which is compliant with the Good Design Guide.
- 8.26 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

- 8.27 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.
- 8.28 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.

- 8.29 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.
- 8.30 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).
- 8.31 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.32 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.
- 8.33 Any reduction below minimum standards will require robust justification.
- 8.34 Figure 44 (Dimensions) of the LHDG requires minimum parking sizes to be 2.4m in width by 5.5m in depth, and an additional 0.5m in width is required the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.
- 8.35 The scheme creates one new bedroom and makes the property a four-bedroom dwelling. Given the substantial size of the front driveway, it is reasonable to assume there is adequate off-street parking for the dwelling 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:

- Proposed Elevations and Plans - Drg No. 154-PR-200-A – received by the Local Planning Authority on 06/01/2026
- Proposed Block Plan - Drg No. 154-PR-020-A – received by the Local Planning Authority on 11/11/2025
- Application form – received by the Local Planning Authority on 11/11/2025

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 use of render proposed along the principal elevation shall match the existing render 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.