

Planning Reference: 25/00359/HOU
Applicant(s): Ms Natalie Gent
Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Application Site: Hasland, Merrylees Road,
Thornton, Coalville Leicestershire LE67 1AP

Proposal: Demolition of single-storey side extension, erection of two-storey side extension, single-storey rear extension, installation of new roof with habitable space and amendments to the fenestration including new window openings.

Case Officer: Gwion Russell (Planning Officer)
Date: 13/06/2025

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 the proposed demolition of a single-storey side extension, erection of two-storey side extension, single-storey rear extension, installation of new roof with habitable space and amendments to the fenestration including new window openings.
- 2.2. The side element proposes demolishing the existing single-storey extension and replacing with a two-storey side extension which is proposed to measure 22m², with a depth of 7.3m and width of 3m. This will form the kitchen and the study of the dwelling.
- 2.3. The rear element proposes demolishing the existing conservatory and erecting a single-storey extension which will measure 40m², with a depth of 4m from the dwelling and encompassing the rear façade of the dwelling equating to 10m. Along with the side extension, this will form an open-plan kitchen, dining and living space, a separate utility room and small washroom.
- 2.4. Currently, the dwelling has a fully hipped rectangular roof, parallel to the highway. Proposals include removing the hipped roof structure and replacing with an open gabled roof, with the gable facades facing the neighbouring property to the South and open field to the North; this is typical of the design of the nearby houses. The roof space is proposed to be converted into a habitable space, which will consist of a bedroom, a separate walk-in wardrobe and washroom. There is a new window proposed on the North-facing gable, which overlooks an adjoining field which is detailed in para. 2.5.

- 2.5. There are various changes to fenestration proposed. The removal of a bow bay (living room) window in the principal frontage is to be replaced with a flush window; The installation of sliding patio doors to the rear façade with a width of 4 m; A proposed side window in the loft space, with a width of 5.3 m and which overlooks an open field to the North; Various windows that will be replaced or constructed alongside the extension proposals. However, it is noted the only addition to the South elevation of the building (which could impact neighbouring properties) will be an external door that connects the proposed utility room with the rear garden.
- 2.6. As a result of the proposed extensions, the dwelling is therefore proposed to be two and a half storeys in massing. The proposals include changing the existing brick finish to full external rendering to the entire façade of the dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is currently a two-storey, detached property on Merrylees Road to the south of the village of Thornton. The surrounding area is rural, with only a small number of detached dwellings situated on the same side of the road – the host dwelling is 1 of 7 properties on the road. The nearby dwellings exhibit a variety of design and character with little uniformity, however, most have gabled roofs.
- 3.2. The property has a neighbouring property immediately to its South – Ashleigh, which is of similar size and massing to the existing host dwelling.
- 3.3. The dwelling is set back 40 m from the highway, it has a fully hipped roof, with a gabled roof covering the existing single-storey side extension. The dwelling is constructed with a red brick finish and a distinct curved bow bay window to the right principal elevation. Although properties along Merrylees Road are typically two-storey in massing, there is no discernible unique character to the street scene due to the variety of styles and design of buildings. Merrylees Road is wholly residential and there is open countryside surrounding the properties – opposite and to the rear of the host dwelling.

4. Relevant Planning History

4.1 91/00647/4

- Single-storey side extension
- Permitted
- July 1991

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. No comments or objections have been received.

6. Consultation

6.1 There have been no objections from the following consultants:

- Bagworth Parish Council
- National Grid

6.2 There have been no comments from the following consultants:

- Bagworth Parish Council
- National Grid

7. Policy

7.1 Core Strategy (2009):

- Policy 10: Key Rural Centres within the National Forest
- Policy 12: Rural Villages
- Policy 16: Housing Density, Mix and Design
- Policy 21: National Forest
- Policy 22: Charnwood Forest

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

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

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- HBBC's Landscape Character Assessment (LCA) (2017)
- HBBC's Landscape Sensitivity Assessment (LSA) (2017)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Open Space and Recreation Study (2016)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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
- Planning balance

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), considering any local design guidance and supplementary planning documents such as design guides and codes.

8.7 Policy DM4 of the SADMP states that development in the countryside will be considered sustainable where:

- i.) It does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside; and
 - ii.) It does not undermine the physical and perceived separation and open character between settlements; and
 - iii.) It does not create or exacerbate ribbon development.
 - iv.) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
 - v.) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.
- 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 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 extension complies in terms of the set back from the front elevation, however the ridge is not set down which conflicts with the Good Design Guide. An assessment must therefore be made as to whether the extension would appear subordinate to the host dwelling. In this case the width of the extension is less than half that of the original dwelling and the set back does provide some relief.
- 8.10 The proposal is only minimally visible from the principal elevation of neighbouring Ashleigh but can be seen from the highway. The roof pitch proposed is steeper than the existing hipped roof (to accommodate the habitable space) and contrasts significantly with the existing hipped roof design. To provide context, the existing roof ridge stands at 7.07m, while the proposed height reaches 8.75m. While this may be perceived as a significant increase with the potential to introduce visual intrusion and affect the rural character of the surrounding landscape, any resulting impact on the character of the area and countryside would be minimal given the variety in roof styles and heights in the immediate area.
- 8.11 The single storey rear extension would be limitedly visible from the public views and is appropriate in its scale.
- 8.12 The proposals include re-rendering the entire façade of the host dwelling to a 'white' render, which may have an impact and contrast somewhat with the landscape surrounding. Two of the neighbouring properties have used 'cream' and 'off-white' external rendering, including the neighbouring property Ashleigh. A condition is recommended requiring the colour of the render to be agreed with the Local

Planning Authority prior to its use to ensure that the colour choice is appropriate for the countryside location. An off-white or cream render should be considered.

- 8.13 Overall the proposals will significantly alter the design of the dwelling and much of its original character will be replaced. The extensions are not wholly subordinate to the existing dwelling as they don't have a lower ridge height, however, on balance the width and set back of the extension provides a satisfactory subordinate appearance. In the surrounding context the resultant development would not appear out of keeping with the character of the area nor harm the intrinsic character of the countryside and therefore on balance complies with Policy DM4 and DM10 of the SADMP.

Impact upon Residential Amenity

- 8.14 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.
- 8.15 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.
- 8.16 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.
- 8.17 The only immediate neighbouring properties to the host dwelling is Ashleigh, to its South elevation and has no neighbouring properties to its North, East or West elevations. By virtue of the street layout the only neighbour which could be impacted is therefore Ashleigh which is located to South of, and adjacent to, the application dwelling. The proposed window on the north elevation gable overlooks open countryside and will not be considered in terms of its residential amenity impact.
- 8.18 The roof is proposed to be a height of 8.75m from the base of the property to the highest ridge (not including the chimney stack) and proposes a height increase of 1.64m. There are two small side windows on the ground-floor North elevation of the neighbouring dwelling, but as the amenity of these area already impacted by the current South elevation of the host dwelling any further development will not result in any further amenity issues. As the proposed open-gabled roof is proposed to sit adjacent to the neighbouring property this also mitigates any overbearing impact.
- 8.19 The Good Design Guide states an adequate distance of 1m between the property and its boundary, giving at least 2m between properties should be encouraged. The

proposed two-storey side extension is proposed to add a depth of 2.8m to the South elevation of the dwelling. Due to the siting of the existing dwelling, the Southeast corner of the development extends to the property boundary it continues to maintain a 3.6m separation distance from the neighbouring dwelling curtilage. Additionally, the Southwest corner of the proposed development maintains a 1m separation distance from the host property boundary.

- 8.20 The Good Design Guide states that in order to protect amenity and privacy, proposals should avoid direct views into neighbouring habitable rooms or gardens. The proposed windows on the front elevation of the host dwelling sit adjacent to the principal frontage of neighbouring Ashleigh. The proposed second-floor rear windows are at risk of overlooking the neighbouring rear garden, albeit this is a common residential arrangement. The new first floor rear window would serve an ensuite and bathroom and as a result should be finished with obscure-glazing to protect the amenity of neighbours.
- 8.21 The Good Design Guide states that new single-storeys extensions to existing properties should not breach 45° from the middle of a neighbouring principal habitable window. The single-storey rear extension is proposed to add a depth of 4m to the original dwelling, with a roof ridge height of 3.5m. It is noted that the proposed rear extension adds 1.14m to the existing (now-demolished) conservatory depth. The nearest window at the neighbouring property Ashleigh serves a non habitable room (a bathroom). The only other opening on the property's rear elevation is a rear kitchen door which is not a principal window and therefore the 45° guideline is not breached. The same would be true if/when the neighbouring dwelling implement their recently approved/proposed alterations/extensions. The rear extension would therefore not cause adverse loss of light/sense of overdominance to the neighbouring dwelling.
- 8.22 There are no proposed windows on the South elevation of the dwelling but a side door which leads to the utility room is proposed, situated on the left side of the South elevation. The doorway would not introduce overlooking to the neighbouring dwelling.
- 8.23 To comply with the Good Design Guide, four-bedroom houses should also provide a minimum of 80 m² of private outdoor amenity space with a minimum length of 7m. The proposals retain private outdoor amenity space that exceeds 7m in length and 80 m² in total area, which is compliant with the Good Design Guide.
- 8.24 By virtue of these factors and the fact that there have been no objections to the scheme, 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

- 8.25 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.
- 8.26 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.
- 8.27 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).
- 8.28 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.29 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms should provide a minimum of three off-street parking spaces.
- 8.30 Any reduction below minimum standards will require robust justification.
- 8.31 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.
- 8.32 The scheme creates two new bedrooms and makes the property a four-bedroom dwelling. It is considered that there is already 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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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 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, roof plan and sections

- Proposed floor plans
All received by the Local Planning Authority on 02.05.2025
- Site location plan received by the Local Planning Authority on 25.06.2025

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 proposed windows located at the first-floor level on the right-hand side of the rear (West) elevation serving the en-suite and bathrooms shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and should open in a way that protects the privacy of the neighbouring dwellings to the South. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To ensure that the privacy of neighbours is protected and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to its use on the dwelling full details of the proposed render shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4 and 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.