

## **Delegated report**

**Planning Ref: 25/00449/HOU**  
**Applicant: Mr And Mrs Calcutt**  
**Ward: Newbold Verdon With Desford & Peckleton**



**Hinckley & Bosworth**  
**Borough Council**

**Site: 7 Barns Way Newbold Verdon Leicester**

**Proposal: Single storey rear extension**

**Case officer: Gwion Russell (Planning Officer)**

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### **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 extension to 7 Barns Way, Newbold Verdon.

2.2. The extension externally measures 3.32m in width and 3m in depth. There is only one component to the extension, which consists of the addition of an integrated dining room with internal measurements of 2.58m in width and 2.63m in depth that will be sited centrally to the existing rear façade of the dwelling. The extension will include the addition of a double-breasted patio door on the proposed rear extension façade and a 18° lean-to roof all finished in matching materials. The proposed ground floor layout will largely retain the existing configuration, with the addition of the new dining room forming an open-plan kitchen and dining room space.

### **3. Description of the site and surrounding area**

3.1. The property is located on a cul-de-sac with wholly residential properties. The dwellings within the estate were constructed around 2022 so there are very little extensions to the existing dwellings.

3.2. The property in question contains a detached dwelling, however there is a variety of housing styles on the street including semi-detached and terraced dwellings. The materials of 7 Barns Way and the neighbouring properties are all mostly consistent, finished in 'red' brick however few dwellings are finished with complementing light-coloured rendering. Most dwellings on the street have open gabled roofs, with some projecting gables.

### **4. Relevant Planning History**

4.1 There is no relevant planning history associated with this property.

## **5. Publicity**

- 5.1. The application has been publicised by sending out letters to local residents. No comments or objections have been received.

## **6. Consultation**

- 6.1 There have been no comments from the following consultants:

- Newbold Verdon Parish Council

## **7. Policy**

- 7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- 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)
- 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 neighbouring residential amenity

- 8.2 Given that the proposed extension measures 10m<sup>2</sup>, projects 2.63m from the rear façade of the dwelling, and remains within the 50% threshold of the original garden area, it qualifies as permitted development under Class A of the General Permitted Development Order. Therefore, this is given significant weight in the assessment of this application.

### Design and impact upon the character of the area

- 8.3 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.
- 8.4 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 DM10 of the Site Allocations and Development Management Policies (2016) (SADMP) states that development will be permitted providing it complements or enhances the character of the surrounding area with regard to scale, design and materials.
- 8.8 According to the Good Design Guide, rear extensions should be designed to be subordinate to the main dwelling, which should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.9 The proposals include the addition of a 10m<sup>2</sup> footprint, which projects 3m from the existing rear façade of the dwelling. The rear garden space retains 80m<sup>2</sup> of private amenity space which complies with The Good Design Guide.
- 8.10 Materials are proposed to match the existing dwelling, with tile proposed for the roof and brick and proposed for the walls. Fenestration are proposed to use uPVC which matches the existing fenestration. Due to the age of the building it is reasonable to assume that the proposed finishing materials will form a strong match with the existing materials.
- 8.11 Overall, by virtue of the siting, scale and design of the proposed rear extension, it is compliant with the Good Design Guide and Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.12 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.
- 8.13 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.
- 8.14 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. The proposed extension sits perpendicular to the two dwellings (Nos. 5 and 9 Barns Way) that sit adjacent to the host dwelling and backs onto the rear garden of No. 7 Hall Lane.
- 8.15 The Good Design Guide states that rear extensions must be subordinate in height, width and depth and should avoid direct views into neighbouring habitable rooms or gardens. As there is a standard 1.8m fence separating the host dwelling from neighbouring Nos. 5 and 9 Barns Way and given the proposed extension does not

exceed 45° from the centre of neighbouring habitable windows the proposals are deemed to be sensitive to the amenity of nearby residents.

- 8.16 The Good Design Guide states that principal windows to habitable rooms of neighbouring properties should not be less than 21m apart. Whilst the host dwelling backs onto No. 7 Hall Lane, there remains a separation distance of 18m between the rear façade of the proposed extension and the rear façade of No. 7 Hall Lane. Given the minimal prominence of the extension, the presence of a standard 1.8m high boundary fence and as the proposal would be considered under Permitted Development the rear windows would not cause adverse overlooking.
- 8.17 The proposed roof has a ridge height of 3.63m and exceeds the height of the fences on either side of the property boundaries. However, as the height of the proposed roof does not exceed 4m - complying with the limits set out in the General Permitted Development Order - and given the modest scale of the development, it is not considered to have an overbearing impact on neighbouring properties.
- 8.18 The Guide also states that rear gardens of dwellings with 3 or more bedrooms should have a minimum of 80m<sup>2</sup> of private enclosed garden space. After the proposed extension, the garden would have an area of 80m<sup>2</sup> and length of 8.8m and is therefore seen as compliant with the Good Design Guide.
- 8.19 By virtue of these factors the proposal does not result in overbearing, overlooking or overshadowing impacts and therefore aligns with Policy DM10 of the SADMP and the Good Design Guide.

## **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 in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3 There are no known equality implications arising directly from this development.

## **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 the following:

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
- Block, Site Location plan – Drg No. Pg No 01
- Proposed Ground Floor Plan, Drg No. 02
- Proposed First Floor Plan, Drg No. 04
- Proposed Elevations, Drg No. 06
- Parking Plan, Drg No. Pg No 02
- All received by the Local Planning Authority on 01.05.2025

**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).

### **11.2 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.