

Officer Report

Planning Ref: 25/00442/HOU

Applicant: Joanne Copeman

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 64 Princess Road Hinckley Leicestershire

Proposal: Two-storey side extension.

Case Officer: Zahra Jam-Rotbeh (Planning Officer)

Date: 19/06/2025

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. The applicant seeks a full planning permission for the demolition of a garage and the erection of a two-storey side extension at 64 Princess Road. The existing garage is currently detached from the existing property, and this would be removed in the new development. The side extension would protrude 4.70 metres from the side elevation creating an overall width of 10.80 metres.
- 2.2. The proposed extension would also have a depth of approximately 8.22 metres, a ridge height of 7.8m and eaves height of 4.8m
- 2.3. The extension would be slightly set back from the original dwelling house and would create a dual pitch roof. The extension would use materials matching the existing property.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of detached and semi-detached properties. A number of the properties within the street have had two storey side extensions. The current property is a semi-detached property.
- 3.2. The dwelling is set back from the road with a small front garden to the front with large parking area to the side of the garden.

4. Relevant Planning History

- 4.1. No relevant planning history

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
5.2 No responses have been received.

6. Consultation

- 6.1 Leicestershire City Council (LCC) Ecology Unit:

“We have reviewed ‘Existing Elevations, Floor Plans, Block, Site Location Plan, Drg No. PR01 Proposed Elevations, Section, Floor Plans, Drg No. PR02’ (Four Counties Architecture Ltd, 2025) and found that the proposed development will have minimal ecological impact and therefore have no objection.”

LCC ecology then recommended a condition requiring the placement of swift boxes as the site is located in a Swift Alert Zone.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 4: Development in Hinckley

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- 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)
- National Design Guide (2024)
- 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
- Impact upon ecology

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.

8.3 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.4 According to the HBBC Good Design Guide (2020), two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Furthermore, it states any proposal for a two-storey side extension should also be set down at the minimum distance of 0.5 metres in both directions.

8.5 The extension would extend from the original dwelling by 4.70 metres and would be slightly smaller than the width of the main dwelling with 6 metres length it will be in keeping with the neighbouring property and with the character and appearance of the neighbourhood. With regard to the setback, the submitted proposed elevation suggests a distance of 20 cm, which is below the recommended standard. However, this minor shortfall does not result in any significant harm and a subordinate appearance is created. The proposal remains in keeping with the neighbouring property at 66 Princess Road, as well as with other extensions within the streetscene, which have similar set back/down distances and therefore would not adversely affect the character or appearance of the surrounding area.

8.6 Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding street scene.

8.7 Therefore, the form and design of the development is considered modest, and the scale of the extension would have a minimal impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP.

Impact upon Residential Amenity

8.8 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.

- 8.9 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.
- 8.10 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged.
- 8.11 The nearest neighbouring property to the proposed development is No. 66 Princess Road. No.66 is located to the north east of the application dwelling, the property has itself been extended and is set slightly forward of the application dwelling. It has a blank two storey side elevation adjacent to the side of the proposed extension and the extension would maintain a distance of 3.08 metres from No. 66 Princess Road at its closest point. The side extension will protrude only marginally beyond the rear elevation of No.66 and would not breach the 45° guideline from the rear facing windows. Furthermore No.66 has no windows facing the application site. Therefore no adverse loss of light or over dominance would occur. The extension distance with the boundary treatment would be 1metre, in compliance with the Good Design Guide. New windows are proposed to the front and rear elevation which would not introduce additional adverse overlooking beyond the existing situation.
- 8.12 . Owing to the siting of the extension no other surrounding neighbour would be adversely impacted by the development. A separation distance of over 21m is maintained to the properties to the front and rear of the site.
- 8.13 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

- 8.14 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.
- 8.15 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 According to the Leicestershire Highway Design Guide (LHDG) Table 28 (Residential Parking Standards) requires dwellings with four or more bedroom dwellings should provide a minimum of three off-street parking spaces. Moreover,

according to the LHDG, the minimum dimensions for a parking space are 2.4 metres by 5.5 metres. An additional 0.5 metres is required if the space is bounded by a wall, fence, hedge, line of trees, or similar obstruction on one side.

- 8.17 The proposed development includes the addition of two bedrooms, bringing the total to five. The existing garage is to be removed.
- 8.18 As shown on the submitted Parking Plan, three parking spaces are proposed at the front of the property, each measuring 5.5 metres x 2.4 metres, with an additional 0.5 metres on both sides. Therefore, the proposed parking provision complies with the LHDG standards, DM17 and DM18 and is not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

Impact upon ecology

- 8.19 According to DM6 of SADMP, on site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.20 The application site is located within the swift nest sites constraint. After consulting with LCC ecology they have provided comment on the proposal as follows '*The site is located within a 'Swift Alert' zone as it is within 250m of a number of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan, therefore ecological enhancements in the form of swift boxes should be installed on the existing building. These should be made of woodcrete for longevity, and located at least 5m above the ground, in a shaded area, and with a clear approach.*' This is also provided as a recommended condition at the end of report and would be required prior to occupation of the proposed development. Otherwise, given the scale and location of the development it is considered to comply with Policy DM6.

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, as follows: Existing Site & Location Plan No: PR-01A, Proposed Plans No: PR-02A, received by the local planning authority on 18 June 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. Prior to first occupation of the development hereby approved details of swift boxes shall be submitted to and approved in writing by the location planning authority. These should be made of woodcrete for longevity, and located at

least 5m above the ground, in a shaded area, and with a clear approach. Thereafter the swift boxes shall be installed in accordance with the approved details prior to the first occupation of the extensions and maintained in perpetuity.

Reason: The site is located within a Swift Alert zone and swifts are a declining species and a priority species in the Local Biodiversity Action Plan, therefore the swift boxes are required in order to protect wildlife species and enhance their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The materials to be used on the external elevations of the approved development shall match the corresponding materials of the existing dwelling.

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

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.