

## Delegated Report

**Planning Ref: 25/00539/HOU**

**Applicant: Mr G. Grewcock**

**Ward: Newbold Verdon With Desford & Peckleton**



Hinckley & Bosworth  
Borough Council

**Site: 26 Arnolds Crescent Newbold Verdon Leicester**

**Proposal: Erection of a two storey side, single storey rear extensions and porch**

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### **1. Recommendations**

#### **1.1. Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. The application seeks full planning consent for a two-storey side, single-storey rear extension, and porch at 26 Arnolds Crescent, Newbold Verdon.
- 2.2. The proposed porch would project outwards from the existing front elevation by 1.57 metres for a width of 3.16 metres. It would have a dual-pitched forward fronting gabled form which would measure 2.62 metres to the eaves and 3.62 metres to the ridge. A door and a single pane opening would sit to the front elevation.
- 2.3. The proposed first-floor side extension would project outwards from the existing side elevation by 4.31 metres for a width of 6.89 metres. It would have a dual-pitched roof form which would measure 5.17 metres to the eaves and 7.81 metres to the ridge. It is set down 0.2 metres from the existing ridge and set back by 0.5 metres from the front main elevation. A mono-pitched roof form would sit atop of the garage. A re-sized garage door would sit to the ground floor with a four pane window to the first floor of the front elevation. Two single pane windows would sit to the first floor of the rear elevation and a door to the ground floor of the side elevation.
- 2.4. The proposed single-storey rear extension would project outwards from the existing rear elevation by 2.69 metres for a width of 6.17 metres. It would have a mono-pitched roof form which would measure 2.65 metres to the eaves and 3.56 metres to the ridge. The existing dual-pitched roof form to the dining room would be replaced by a replicating mono-pitched roof form. A set of five bi-fold doors and two Velux roof lights would sit to the rear elevation.
- 2.5. A freestanding store is created by the removal of existing floorspace and would measure 2.98 metres for a width of 1.96 metres. It would have a flat roof form which would measure 2.65 metres to the ridge. Two doors would sit to the side elevation (facing the dwelling).
- 2.6. Additional alterations include the demolition of part of the existing double garage and conservatory.
- 2.7. The proposed external materials would match those of the existing dwelling.

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

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Newbold Verdon. The application dwelling has a predominant pitched form with a flat roof form to the adjoining double garage. It has a mix of red brick and white render to the walls, brown interlocking

tiles to the roof and white uPVC to the openings. To the site's frontage sits an extensive area of block paved hardstanding suitable to host a generous parking provision, enclosed by an approximately 1.00 metre high brick wall/fence.

- 3.2. The surrounding street scene is characterised by detached and semi-detached two-storey dwellings of a similar age, design and finish. To the north of the site is a footpath and an area of amenity open space.

#### **4. Relevant planning history**

##### **92/00508/4**

- Extension to dwelling
- Planning Permission
- 06.07.1992

#### **5. Publicity**

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publication, no comments have been received.

#### **6. Consultation**

- 6.1. Newbold Verdon Parish Council;

- No comments have been received.

#### **7. Policy**

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

- 7.3. National Planning Policies and Guidance

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

- 7.4. Other relevant guidance

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

#### **8. Appraisal**

- 8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

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

- 8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3 The Council's Good Design Guide seeks to ensure that *'extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the streetscene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.'*
- In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'*
- 8.4 The applicant proposes to construct a dual-pitched forward fronting gabled porch above the main entrance into the host dwelling. The porch would project no more than 2.00 metres and not cover more than 50% of the front elevation. It would replicate the eaves of the single storey aspect of the main dwelling, with an appropriate ridge height. Various similar porch extension can be seen within the street scene with particular attention being drawn to 26 Arnolds Crescent. This aspect of the development is therefore considered to be minor, having no significant impact upon the existing character of the dwelling or surrounding area.
- 8.5 The Council's Good Design Guide seeks to ensure that *"Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building."*
- 8.6 The proposed single-storey rear extension would project outwards from the existing rear elevation by 2.69 metres to replicate the depth of the existing single storey rear element, whilst also connecting to it. The eaves would also replicate those of the existing single-storey element whilst hosting an appropriate ridge height. The extension would be screened from Arnolds Crescent, but despite this, views could be achieved from Lord Crewe Close due to the openness of the rear of the site. The extension, although viewable is nevertheless considered to be modest and appropriately designed, especially when compared to the existing conservatory in situ.
- 8.7 The Council's Good Design Guide seeks to ensure that *'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).'*
- 8.8 The proposed first floor side extension would host a depth of 4.31 metres, less than half of the width of the existing dwelling and would be set back from the principle elevation by 0.50 metres by way of the proposed mono-pitched roof addition sitting to its frontage. It would host a similar pitched roof form which would host replicating eaves and a ridge height that would be set down by just 0.2 metres from the existing dwelling. Although this is less than the 0.5 metres set down required by the Good Design Guide it is considered acceptable in these site specific circumstances given the distance to the side boundary and the existence of the amenity area to the north. The proposed extension also appears subordinate to the existing dwelling with respect to scale and mass complying with the Council's Good Design Guide.

- 8.9 The proposed store already exists are part of the existing larger ground floor footprint of the dwelling. As such retaining it as a freestanding building is acceptable.
- 8.10 The proposed external materials would match those of the existing dwelling.
- 8.11 In light of the above, the proposals would be in accordance with Policy DM10 of the SADMP and the Council's Good Design Guide in this respect.

Impact upon neighbouring residential amenity

- 8.12 Policy DM10 of the SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.13 To the south of the site sits 28 Arnolds Crescent, a two-storey semi-detached dwelling adjoined to the application dwelling. The single-storey rear extension would project outwards from the existing rear elevation by 2.69 metres, a minor 0.04 metres further than the existing conservatory. It is noted that the eaves and ridge height of the extension is to increase, but given the pre-existing canopy in situ to the rear of no.28 along with that this aspect could be constructed under Schedule 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the impacts upon the privacy or amenity of the occupiers/owners would be retained and the application cannot be refused on these grounds alone. No additional windows are proposed to the immediate elevation and the two-storey element/store would be entirely screened from view by the existing dwelling.
- 8.14 To the north of the site sits no's 13-15 Lord Crewe Close, two two-storey semi-detached dwellings. The proposals with the exception of the store would be situated approximately 25.54 metres from the principle elevations of no's.13-15, hosting only one singular door to the immediate ground floor elevation. In light of this, there would not result in any significant loss of privacy to the neighbouring occupiers from potential overlooking.
- 8.15 The Council's Good Design Guide states that "*Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart.*"
- 8.16 To the west of the site sits 16 Lord Crewe Close, a two-storey semi-detached dwelling. Two openings are proposed to the first floor rear elevation of the proposal which would be situated less than 21.00 metres from the neighbouring dwelling. There are, however, existing openings to the existing rear elevation which hosts the same separation distance and therefore it is not considered that the openings would not cause any further harm. All other additional openings are proposed at ground floor level and due to their position and the existing fully glazed conservatory (to be demolished) at the site at present it is not considered that the openings would not cause any further harm.
- 8.17 The Council's Good Design Guide states that "*A habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property.*"
- 8.18 The proposed rear element of the proposal would be situated approximately 16.72 metres from the nearest neighbouring dwelling to the west of the site, complying with the requirements of Council's Good Design Guide. By virtue of this, the proposal would not be overly dominant and would not result in the loss of light to the residential dwellings to the west.

- 8.19 By virtue of the above, the proposals are considered to be in accordance with Policy DM10 of the SADMP and the Council's Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.20 Policy DM18 of the SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.21 The Leicestershire Highway Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides an off-street parking provision for a minimum of two vehicles.
- 8.22 The proposal would not see the increase in the number of bedrooms that the application dwelling hosts, however would see the loss of the two pre-existing garages at the site through demolition and conversion to a store/utility.
- 8.23 Whilst the parking provision at the site would be reduced the substantial plot would remain to provide an extensive off-street parking on the block paved driveway. This level of provision would be more than adequate to serve the existing/resulting three bedroomed dwelling, and the proposals are therefore considered to be in accordance with Policy DM18 of the Site Allocations and Development Management Policies and the Leicestershire Highway Design Guide (2024).

**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. The proposed development is for a property located within the settlement boundary of Newbold Verdon. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the parking provision. On this basis, the proposal is therefore considered to be in accordance with Policies DM1,

DM10 and DM18 of the SADMP, the Leicestershire Highway Design Guide and the general principles of the Council's Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

## **11. Recommendation**

### **11.1 Grant planning permission** subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 2nd June 2025.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the SADMP, and the general principles of the Councils Good Design Guide

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Elevations & Floor Plans Drg No. 26AC/2025 2/3
- Sections, Drg No. 26AC/2025 3/3  
as received by the Local Planning Authority on the 2nd June 2025.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM10 and DM18 of the SADMP, the Leicestershire Highway Design Guide and the general principles of the Councils Good Design Guide

### **11.3 Notes to applicant**

- a) 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.
- b) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK