

Delegated Report

Planning Reference: 26/00132/HOU
Applicant(s): Mrs Suzanne Bent
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Application Site: 23 Stoke Road, Hinckley

Proposal: Single storey rear extensions, with associated alterations and new porch.

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 planning permission for a single-storey rear extension, internal re-configurations and front porch at 23 Stoke Road, Hinckley.
- 2.2. The rear extension broadly retains the footprint of the existing uPVC conservatory and attached garage, the latter of which would be re-configured to allow for a small utility room and wet room. The utility room would be served by a small casement window and rear door providing access to the utility room; with a combined totalling a width of 1.6m. The rear conservatory conversion will serve an open-plan expanded dining space, with a 3.6m wide bi-fold door. The rear extension would project approximately 1.15m from the property's rear elevation.
- 2.3. The rear extension would include a gabled roof form, spanning the majority of the rear elevation. The proposed roof would incorporate two new rooflights on the north facing slope, and a new central chimney measuring an additional 60cm from the main ridge line of the dwelling.
- 2.4. The replacement porch is proposed to measure 2.23m in width by 1.6m in depth, projecting from the recessed principal elevation of the dwelling, resulting in an additional footprint of 3.5m². The porch would feature a 70cm wide, full-length casement window at the front elevation and an 84cm wide door at the south elevation.
- 2.5. External materials include facing brick and matching roof tiles, to all elements.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 23 Stoke Road, within the settlement boundary of Hinckley. The property comprises a single-storey dual-pitched dwelling, situated on a plot measuring approximately 675m².
- 3.2. The dwelling is constructed using facing brick and features grey render detailing. It has a small uPVC porch to its front elevation, which is to be replaced as part of the proposals. It has a chimney to the rear pitch of the roof, which serves the existing kitchen wood burner.
- 3.3. The dwelling is set back 13m from the highway by a tarmacked driveway and the plot is bounded by a brick wall to its northern boundary and established vegetation to its south boundary. The property benefits from an attached garage, which sits behind a white car-port, which is to be retained as part of the proposals.
- 3.4. The surrounding area is predominantly residential in nature. Properties in the vicinity are generally of varied scale and design, with no discernible character to the street. The dwelling sits centrally to two residential properties, one detached bungalow and another semi-detached dormer bungalow to its north. The site is accessible via the linear Stoke Road, which is a busy arterial road that serves Stoke Golding.
- 3.5. The site is not located within a conservation area. The dwelling sits between Nos. 21 and 25 Stoke Road, with No. 5 Cadeby Close to the rear (west).

4. Relevant Planning History

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

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. No responses have been received.

7. Policy

- 7.1. Core Strategy (2009):
 - Policy 1: 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 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:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- 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

Design and Impact upon the Character of the Area

8.2. When viewed from Stoke Road, the proposed porch and the dual-pitched roof form would appear subservient, reflecting the larger projecting gable at the north-side of the dwelling's principal elevation. The proposed porch retains the design of the original dwelling and accords well with the existing roof form.

8.3. The proposed extension at the rear would be mostly screened from public view. The design is subordinate to the main dwelling and respects the existing character of the dwelling in terms of design, thus complying with HBBC Good Design Guidance.

8.4. The proposed gabled roof form for the rear extension accords with the main roofline of the dwelling and integrates well with the current roof form at the rear. The proposed gable remains subordinate to the main roof ridge line.

8.5. The use of facing brick accords with the design of the main dwelling and surrounding area. The proposed chimney introduces a secondary chimney to the roof of the dwelling and additional architectural interest, which is acceptable.

8.6. Overall, the scheme respects the character and appearance of the dwelling and surrounding area and accords with Policy DM10 of the SADMP, the Market Bosworth Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.7. The front porch extension remains largely in the same footprint as the existing open porch and the dimensions are almost identical. The proposed porch would be situated 10m from the neighbouring dwelling to the north, 6m from the neighbouring dwelling to the south and would have a negligible impact on neighbouring amenity.
- 8.8. The rear extension does not breach 45-degrees from the central point of any neighbouring property window. Despite the increase in massing, the dual-pitch roof element does not breach any 45-degrees from the central point of any neighbouring window.
- 8.9. The rear extension maintains a 3m separation distance from the closest neighbouring elevation to the south, with a 1.4m separation distance to the shared boundary. This accords with the guidance set out in the Good Design Guide.
- 8.10. No element of the proposals presents an oppressive blank wall in close proximity to either neighbouring property, given the rear and front extensions remain in line with the main dwelling and parallel to neighbouring properties.
- 8.11. Given the length of the garden, a 16m separation distance is maintained between the side elevation of the property to the rear, No. 5 Cadeby Close and the rear elevation of the proposed rear extension. As such, there are no principal habitable windows at the side elevation of No. 5 Cadeby Close with direct intervisibility of the proposals. The rooflights proposed do not have direct intervisibility of any neighbouring habitable space. The window at the front elevation does not result in loss of privacy largely given the sufficient separation distance from properties on the opposite side of the road. Given the parallel location with both Nos. 23 and 21 Stoke Road, the proposals would not result in loss of privacy for any neighbouring property.
- 8.12. The increase in roof massing may result in some loss of natural light for the garden space of No. 25 Stoke Road adjacent, given the natural sun path, however, the new gabled roof form remains subordinate to the main roof line and does not present an unusual relationship. Regardless, the length of both gardens significantly mitigates this.
- 8.13. The proposal would not result in unacceptable overbearing, overshadowing, overlooking or loss of privacy and is therefore considered compliant 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, 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

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
- Proposed Block Plan, Drg No. 9949-05
- Proposed Roof Plan, Drg No. 9949-04
- Proposed Elevations, Floor Plan, Drg No. 9949-02
- All received the Local Planning Authority on 11th February, 2026.

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).

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.