

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00259/HOU

APPLICANT DETAILS

N Den and T Hines

SITE ADDRESS

3 Garendon Way, Groby

PROPOSAL

Single storey front and side extension, including conversion of existing garage

SITE DESCRIPTION

The application site is located within the settlement boundary of Groby in a predominantly residential area. The site contains a two-storey detached dwelling of brick construction with clay roof tiles. The dwelling has previously been extended with a two-storey extension above and to the rear of the existing integrated garage, and a single storey extension to the northern side elevation.

The application site is located on the corner of Gardendon Way and Greys Drive and the principal elevation addressed Garendon Way. The site's two adjoining neighbours front Greys Drive to the north and Warrington Drive to the south, and so the application site is unique in its orientation within its immediate setting.

TARGET DATE FOR DECISION

14 July 2025

RELEVANT PLANNING POLICIES / GUIDANCE

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

National Planning Policies and Guidance

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

Other relevant guidance

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The application site is within the settlement boundary of Groby and has no other constraints of note.

PUBLICITY RESPONSES

The application has been publicised by sending out letters to local residents.

No responses were received.

CONSULTEE RESPONSES

Grobby Parish Council raised objection to the proposal due to overdevelopment of the site and concerns regarding proximity to the neighbour's boundary line.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	Yes, the dwelling has had previous extensions that are relevant considerations in assessing the current application. • 13/00895/HOU • Extensions and alterations to dwelling • Planning Permission • 10.12.2013 • 14/00707/HOU • Extensions and alterations to dwelling • Planning Permission • 24.10.2014
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes. The surrounding area is comprised of predominantly large, detached dwellings, many of which have been extended or have prominent garages. Though it is considered that additional two-storey development to the application dwelling would result in an unacceptable scale, the single storey side extension would be subordinate to the bulk of the dwelling's existing form.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes. The proposed extensions will be constructed of brick to match the existing walls and tile to match the existing roofing. The uPVC windows

	match the windows of the existing dwelling. The form and detailing of the front bay window match the existing bay window of the original dwelling. The gable roof form of the side extension replicates that of the original dwelling and its previous extensions.
Are there any overlooking / privacy / residential or other amenity issues?	No. The proposed side and rear windows on the single storey side extension are to non-habitable rooms. The dwelling to the south of the application site, 9 Warrington Drive, has rear principal habitable room windows that face toward the southern elevation of the side extension. There is a separation distance of 9.11 metres between the side extension wall and the windows at 9 Warrington Drive, which satisfies the guidance in Council's Good Design Guide.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes. The potential impact of the proposed side extension is firstly minimised by its single storey form. To aid visual separation, the applicant has introduced a setback of 0.5 metres to the southern side boundary during the course of assessment. This increases separation between the southern elevation of the side extension and the rear of 9 Warrington Drive and is considered to further reduce the potential for overbearing effects.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes. The site maintains sufficient rear garden space. The proposal does not involve a change to bedroom numbers nor any loss of storage or floor space and therefore does not impact its performance against National Space Standards.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset? <i>[the council has a statutory duty to pay special attention to the desirability of preserving or enhancing heritage assets]</i>	No.
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Does the development impact on an archaeological site?	No.	No
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Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No.
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Contamination

Are there any contaminated land issues?	No.
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes. There is existing access from Garendon Way. The LHDG requires 3 car parking spaces for dwellings containing 4 or more bedrooms. The proposed garage space cannot be counted as a parking space as the internal depth of the garage does not meet LHDG requirements. The existing front driveway area can accommodate 3 off-street parking spaces in accordance with the dimensions required by the LHDG.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No. The application site is within the area covered by 75/00006/TPORD, a Tree Preservation Order (TPO) covering the entirety of the housing estate which the dwelling is located within. The Applicant raised the matter of an instance of vegetation with the appearance of a small tree, though identified by the Applicant as a species of shrub, that would be impacted by the development. By way of the classification of the shrub, its size, quality, and likely planting after the implementation of the TPO, it has been
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	determined that it is not captured by 75/00006/TPORD and that its removal is not subject to control.
Has an ecological survey / protected species survey been submitted?	N/A
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A

Site visit

Has there been a site visit?	Yes, a site visit was undertaken on 10 April 2025.
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Additional Observations

Nil.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions at the end of this report.

CASE OFFICER

Ashleigh Gade

Conditions/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:

- Block, Site Location Plan, Drg No. 2510/05A
 - Proposed Ground Floor Plan, Drg No. 2510/01A
 - Proposed Elevations, Drg No. 2510/02A
- All received 16 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. The materials to be used on the external elevations of the proposed extension and alteration hereby permitted 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).

Informatives

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.