

Delegated Report

Planning Reference: 26/00288/HOU
Applicant(s): Mr Leigh Jones
Ward: Twycross and Witherley with Sheepy



Hinckley & Bosworth
Borough Council

Application Site: 23 Hunt Lane, Witherley

Proposal: Proposed replacement and minor extension to the existing side dormer.

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 the replacement and minor expansion of the existing side dormer.

2.2. Viewed from the principal elevation, the southwest facing dormer would measure a depth of 5.3m, presenting an increase of approximately 2m, and a width of 2.3m. The dormer would feature two casement windows serving an expanded bathroom and store; it would be finished in light grey cladding with a flat felt roof.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 23 Hunt Lane, within the settlement boundary of Witherley. The mid-Century property comprises a four-bedroomed detached dwelling situated on a plot measuring approximately 480m².

3.2. The dwelling is constructed in red brick and features timber cladding, with a tiled roof and features a bay window at its west principal elevation and an attached garage at its east. The property is set back 15m from the highway by a small front garden, driveway and paved area, and lacks property boundary treatment. It benefits from a single-storey rear extension, approved in 2021.

3.3. The surrounding area is predominantly residential in nature, consisting of similar detached dwellings of similar design, massing and scale. The wider area is typified by residential dwellings of differing design, but similar massing and scale.

3.4. The site is not located within a conservation area, nor is the property listed.

4. Relevant Planning History

4.1. 21/01133/HOU

- Single storey rear/side extension, render and cladding to part of front elevation and insertion of two rooflights to the side
- Permitted
- 15.03.2022

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. There have been no objections from the following consultees:

- Witherley Parish Council

6.2. The responses can be read in full on the Council's website.

7. Policy

7.1. Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 10: Key Rural Centres within the National Forest
- Policy 11: Key Rural Centres Stand Alone
- Policy 12: Rural Villages
- Policy 13: Rural Hamlets

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. The scheme would see a modest addition of 2.1m to an existing dormer, which would present a 65% increase. The expansion proposed does not add depth to the existing dormer but would result in some degree of additional visual prominence as the extension would be towards the front elevation. Whilst the proposed dormer would be marginally more visually prominent in the street scene, it is not considered unacceptably harmful in design terms. The height of the dormer would not increase and remain at a maximum height of 1.4m, from the roof pitch, and would not exceed the height of the existing central chimney stack.

8.3. The choice of light grey cladding along the external elevations of the dormer would complement the facing brick at the exterior of the main dwelling. The proposed felt roof material would reflect the existing material and would not represent poor design. No. 56 Kennel Lane, a similarly designed dwelling, sited perpendicularly also features a flat-roof dormer finished in a light-coloured render; the proposed dormer would therefore not appear dissimilar and would integrate appropriately with the character of the surrounding area.

8.4. Proposed window openings and materials accord with the existing windows and would not present poor design.

8.5. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

8.6. The dwelling sits adjacent to No. 21 Hunt Lane, where there is direct intervisibility between its side elevation and the proposed dormer. The application dwelling is sited at the end of the series of similarly designed dwellings and sat perpendicularly to No. 56 Kennel Lane.

- 8.7. Fenestration proposed at the first floor includes two casement windows, serving both the expanded bathroom and a central store; both windows would be obscure glazed by condition to continue to protect the privacy of neighbouring properties.
- 8.8. There would be no increase to the width of the dormer, only an additional 2.1m in depth. This increase in depth would not impact upon neighbouring properties given it remains modest and proportionate to the original first floor footprint of the dwelling.
- 8.9. By virtue of the above 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.

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 - received by the Local Planning Authority on 25/03/26
- Proposed Floor Plans and Elevations - received by the Local Planning Authority on 10/04/26
- Site Location Plan and Block Plan - received by the Local Planning Authority on 10/04/26

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. Both windows hereby permitted at the side elevation, serving both the bathroom and store, shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent). Once so provided the window(s) shall be maintained in perpetuity thereafter.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy 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.