

## Delegated Report

**Planning Ref: 25/00202/HOU**

**Applicant: Mr K Parmar**

**Ward: Barwell**



Hinckley & Bosworth  
Borough Council

**Site: 24 Bardon Road, Barwell, Leicestershire LE9 8FF**

**Proposal: Single storey rear extension (retrospective)**

---

### 1. Recommendations

**Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

### 2. Planning application description

- 2.1. This application seeks retrospective planning permission for a single storey rear extension and additional covered area at 24 Bardon Road, Barwell. The proposed single storey extension measures 3m in depth and 5.5m in width, with a slight monopitch roof with an eaves height of 2.2m and max height of 2.6m. The covered area extends a further 2.7m and measures 4.1m in width, with a 2.1m eaves height and 2.4m maximum height. The original proposed materials for the single storey extension were "blockwork". Officers requested that this should be amended to reflect the materials of the existing dwelling and wider area, and the proposed materials are now render and painted blockwork to match the existing building.

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

- 3.1. The application site comprises a two-storey semi-detached dwelling located within the settlement boundary of Barwell. It is constructed of a combination of brick and render with a grey tiles roof and white UPVC windows. The surrounding street scene is consistent and uniform in terms of designs and sizes of dwellings and pattern of development.

### 4. Relevant planning history

- N/A.

### 5. Publicity

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

One objection was received outlining the following concerns:

- Overbearing impacts
- Unstable build quality
- Unsightly construction method/materials

### 6. Consultation

Barwell Parish Council – No response received.

### 7. Policy

- 7.1. Core Strategy (2009)

- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

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)
- Local Highway Authority Design Guide

**8. Appraisal**

8.1. The key issues in respect of this application are:

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

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

8.2 Policy DM10 of the adopted 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. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions. 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.

8.3 The extension and covered area are both sited to the rear of the dwelling and are single storey in nature. They have flat monopitch roofs, and the eaves are lower than the existing extension. It is not viewable from the street scene, and is subservient to the existing dwelling, with similar materials similar to the existing dwelling.

8.4 Following requests for amendments the newly proposed render and painted blockwork will be more in keeping with the existing dwelling and surroundings.

8.5 By virtue of the above, the proposal is therefore considered to be in accordance with Policies DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

**Impact upon neighbouring residential amenity**

8.6 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.

8.7 The proposed development has appropriate width, depth and height and would not extend significantly further along the site boundary beyond the conservatory at No.26. The extension itself would not breach the 45° guideline, there would be a minor breach by the covered area. However, considering the minor nature of the breach and the openness of the covered area it the extension and covered area

would not result in any significant overbearing or overshadowing impact on the main neighbouring property (No. 26) or its garden.

8.8 An objection has been received and mentions overbearing impacts, which has been assessed above and is not considered to be the case. Wider concerns regarding the build quality is not a material planning consideration in this case, and issues with the proposed materials are addressed as part of a condition.

8.9 By virtue of the siting, scale, and design, it is considered that the proposal does not result in any significant adverse impacts on the privacy or residential amenity of the occupiers of any neighbouring dwellings. The proposal is therefore in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted 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.

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. The proposal is for extensions and alterations to an existing dwelling within an established residential curtilage and therefore there is a general presumption in favour of sustainable development as set out in Policies DM1 of the adopted SADMP and the overarching principles of the NPPF.

10.2. The proposed rear extension and covered area would be subservient to the existing dwelling and would complement the character of the existing dwelling and the surrounding area. There would be no adverse impact upon the residential amenity of neighbouring properties from the proposal. Therefore, the proposal complies with Policy DM10 of the SADMP and is recommended for approval subject to the conditions below.

## **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 not be carried out otherwise than in complete accordance with the submitted application details, as follows:
  - Site Location Plan, Site Block Plan, Existing and Proposed Site Plan, Existing & proposed Floor Plans, Existing and Proposed Elevations – Drawing No. 2025/03/49/A Pages 1 - 7 – received 22<sup>nd</sup> April 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).

2. Within 3 months of the date of this permission, the external elevations of the extension shall be finished and implemented with the materials as outlined within the approved plans - Drawing No. 2025/03/49/A Pages 1 - 7 – received 22<sup>nd</sup> April 2025.

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

## 11.3 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.