

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00463/HOU

APPLICANT DETAILS

Mr Liam Foley

SITE ADDRESS

17 Fox's Covert, Fenny Drayton

PROPOSAL

Single storey rear extension and relocation of front door

SITE DESCRIPTION

The application site is located within and on the south-western boundary of the Fenny Drayton settlement boundary.

The site currently contains a two-storey detached dwelling with an asymmetrical gable roof form with dropped eaves on the eastern side of the primary elevation. The dwelling has previously been extended with a lean-to element to the front and a two-storey side and rear extension matching the front roof form with a projecting gable to the rear. It has two front box dormer windows.

The existing dwelling is of brick construction with mixed red brick and cream render on the principal elevation and a brown tiled roof.

TARGET DATE FOR DECISION

5 August 2025

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009)

- Policy 13: Rural Hamlets

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)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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 site is within the settlement boundary of Fenny Drayton and is within a mineral consultation area.

PUBLICITY RESPONSES

A site notice was posted in proximity to the application site and letters were sent to neighbours.

No responses were received.

CONSULTEE RESPONSES

No response was received from Witherley Parish Council.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	Yes. 14/00169/HOU Extensions and alterations to dwelling Planning Permission 30.04.2014
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes, the surrounding area predominantly comprises large, detached dwellings. Extensions to the front, side and rear of dwellings is common in the street scene. There are examples in proximity to the application dwelling of flat roof rear extensions. The proposal would not impact perception of the dwelling's scale as viewed from Fox's Covert. The relocation of the front door to the centre of the principal elevation is consistent with surrounding dwellings.
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 render finish is consistent with sections of the existing dwelling and in the case of the rear extension would not be visible from the street scene. The EPDM roofing and uPVC windows and doors would match existing

	dwelling finishes.
Are there any overlooking / privacy / residential or other amenity issues?	No. All windows on the proposed single storey rear extension are on the rear elevation which faces the garden of the dwelling and beyond that open countryside land. There are no windows on the side elevation of the dwelling at 18 Fox's Covert. The proposed rear extension does not extend beyond the rear building line of 18 Fox's Covert and therefore meets the 45-degree rule as per the Council's Good Design Guide.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes. The proposed rear extension is single storey and sited 0.9 metres from the shared boundary with 18 Fox's Covert. It is not considered the development would be overbearing to adjoining occupiers.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes. The site retains sufficient private garden space to satisfy the requirements of the Good Design Guide. The proposal adds overall floor space and storage space to the existing dwelling and does not involve any change to existing bedroom numbers. As such, it raises no concerns when considered against the Nationally Described 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.
Does the development impact on an archaeological site?	No.

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. The site has two existing access points from Fox's Covert. The submitted plans demonstrate a minimum of 3 off-street parking spaces, in compliance with the LHDG.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No impacts to protected or otherwise significant trees.
Has an ecological survey / protected species survey been submitted?	No, not required.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	No, not applicable.

Site visit

Has there been a site visit?	Yes, a site visit was undertaken on 24 July 2025.
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Additional Observations

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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 – Senior Planning Officer

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:

- Proposed Site Block Plan, 17FOX-PS25-5
 - Parking Provision, 17FOX-PS25-6
 - Proposed Floor Plan, 17FOX-PS25-2
 - Proposed Elevations, 17FOX-PS25-4
- All received 07.05.2025.

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.