

## Delegated Report

**Planning Ref: 25/01146/HOU**  
**Applicant: John Thompson**  
**Ward: Barwell**



Hinckley & Bosworth  
Borough Council

**Site: 26 Cumberland Way Barwell Leicester**

**Proposal: Two storey rear extension, replacement conservatory and addition of a front porch**

**Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)**

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### **1. Recommendations**

#### **1.1. Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1 This application seeks full planning permission for the erection of two storey rear extension, replacement conservatory and addition of a front porch at 26 Cumberland Way. The proposed rear extension would have a stepped form to the rear elevation.
- 2.2 The proposed rear extension would have a stepped design projecting from the rear elevation with an overall width of 8 metres. A first-floor extension is proposed to the western edge of the property, featuring an eaves height of 4.76 metres, a ridge height of 6.19 metres, a depth of 2.55m and a width of 3.76 metres. The remainder of the extension would be single-storey, with a mono-pitched roof measuring 2.51 metres in eaves height and 3.25 metres to the ridge.
- 2.3 A conservatory is also proposed to the rear, projecting from the new two-storey extension. It would have the same width of 3.76 metres and a ridge height of 3.25 metres.
- 2.4 A porch is also proposed to the front of the dwelling, featuring a gable roof. It would have a depth of 1.11 metres and a width of 13.99 metres.
- 2.5 The proposed external materials include brickwork walls to match the host dwelling, tiles to the roof and white uPVC to the openings.

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

- 3.1. The application site is located within the settlement boundary of Barwell. The application dwelling, 26 Cumberland Way is a three-bedroom detached property with a gabled roof. The property is set back from the highway with existing front garden and driveway.
- 3.2. Within the street scene there is a mixture of two-storey detached dwellings in different design and styles. Due to the variety of designs and styles of dwellings in the immediate vicinity of the site there is no clearly defined character.

### **4. Relevant planning history**

**90/00887/4**

- ERECTION OF TWO DETACHED HOUSES

- PER
- 04.09.1990

## **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 from Barwell Parish Council.

## **7. Policy**

- 7.1. Core Strategy (2009)
  - Policy 3: Development in Barwell
- 7.2. Site Allocations and Development Management Policies DPD (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
  - Good Design Guide (2020)
  - National Design Guide (2024)
  - Leicestershire Highway Design Guide (LHDG) (2024)

## **8. Appraisal**

- 8.1. Extensions to dwellings 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 neighbouring residential amenity
  - Impact upon highway safety

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

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.4. The proposed rear extension would have a stepped design projecting from the rear elevation, with an overall width of 8 metres. The first floor rear extension would be set-down from the main dwelling ridge height by 1.46 metres. The rest of the extension would be single-storey, incorporating a mono-pitched roof. Given the set-down of the first-floor extension, the overall scale and design of the rear extension, and the predominantly single-storey form, the proposal is not considered to result in any adverse impact on the streetscene or the design of the main dwelling. Furthermore, it is considered to be subordinate to the main dwelling, and its appearance is considered to be in keeping with the character of the surrounding area and adjacent neighbouring properties.
- 8.5. The proposed conservatory would be located to the rear of the dwelling, projecting from the new two-storey extension. The design would replicate the existing rear building form and would enhance the appearance of the rear elevation. As such, the proposal is considered to be in keeping with the surrounding area and neighbouring properties, and it is not considered to result in any adverse impact on the design or character of the main dwelling or its wider setting.
- 8.6. The proposed front porch would feature a gabled roof, with a depth of 1.11 metres, a width of 13.99 metres, and an overall height of 2.98 metres. Although front extensions are generally not supported by the HBBC Good Design Guide, in this case the proposal is considered acceptable due to the existing character of the area, the projection of the existing garage, and the fact that the porch would not extend beyond it. In addition, the presence of the existing mono-pitched roof to the front would allow the proposed porch to form a continuous and cohesive frontage, thereby improving the overall appearance of the principal elevation. As such, the proposal is not considered to result in any adverse impact on the streetscene, the main dwelling, or the surrounding area.
- 8.7. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed extensions involve inserting window openings to the rear and therefore, proposed windows are consistent with the fenestration style of the main dwelling to the rear and is not considered to have any adverse impact on the design or character of the surrounding area.
- 8.8. The proposed use of roof tile, brickwork along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the existing residential dwelling.
- 8.9. By virtue of the rear extension position, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM10 of the adopted SADMP the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

#### Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11. The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45<sup>0</sup> guidance.
- 8.12. The most affected neighbouring properties are no.28 Cumberland Way to the eastern side and no.24 Cumberland Way to the western side, the proposed extension would not breach 45-degree to no.24 and given that there are no proposed windows to this side, the proposed rear extension is not considered to have any adverse overdominance, overbearing, loss of privacy or loss of light to this neighbouring property.
- 8.13. No. 28 Cumberland Way is located to the east of the application site. The proposed conservatory would marginally breach the 45-degree rule; however, due to the lightweight nature of a conservatory, its partial screening by existing boundary treatment, and the presence of an existing conservatory, the proposal is not considered to result in any additional over-dominant impact on this neighbouring property and similarly no additional loss of light. No windows are proposed within the eastern side elevation, further reducing any potential for overlooking. Therefore, the proposed rear extension is not considered to have any unacceptable impacts in terms of overdominance, overbearing effects, loss of privacy, or loss of light.
- 8.14. No windows are proposed in the proposed porch and therefore it would not cause any adverse impact on the any adjacent neighbouring properties.
- 8.15. By the virtue of above the proposed extensions do not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP, the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

#### Impact upon parking provision and highway safety

- 8.2. Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.4. The proposal would not result in any additional bedrooms or any change to the parking space and therefore it is considered to comply the LHDG standards and Policies DM17 and DM18 and is not expected to result in any adverse effects on parking provision, pedestrian safety, or highway safety.

## **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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 outlined at the end of this report

### **11.2 Conditions and 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 Elevations, Drg No. 0419 L GA 011
- Proposed Roof Plan, Drg No. 0419 A RF 010,
- Proposed Ground Floor Plan, Drg No. 0419 A GF 008
- Site Location Plan, Drg No. 0419 A GA 001
- Proposed First Floor Plan, Drg No.0419 A 1F 009
- Proposed Site Plan, Drg No. 0419 A GA 003

as received by the Local Planning Authority on the 28<sup>th</sup> November 2025 and

- Site plan 0419 (A) GA001

as received by the Local Planning Authority on the 29<sup>th</sup> January 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).

3. The materials to be used on the external elevations of proposed extension 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).

## **12 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.