

Delegated Report

Planning Reference: 26/00214/HOU
Applicant(s): Mr Singh
Ward: Groby



Hinckley & Bosworth
Borough Council

Application Site: 6 Elsalene Close, Groby

Proposal: Single-storey side extension and garage conversion

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 a single-storey side extension and conversion of garage to habitable space at 6 Elsalene Close.

2.2. The extension externally measures 2.2m in width by 8.8m in depth, covering a footprint of 20m² and serving a store and small shower room to the rear. Associated fenestration includes both a 0.45m wide window, serving the shower room, a 0.9m wide door at the rear elevation and a 0.9m wide door at the front elevation. The existing attached garage would be converted to a family room by the replacement of the garage door with a 2.4m wide casement window at the front elevation of the dwelling and associated matching facing brick surrounding. No further windows are proposed along the side elevation or the extension.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 6 Elsalene Close, within the settlement boundary of Groby. The property comprises a detached dwelling with five bedrooms, situated on a plot measuring approximately 509m².

3.2. The dwelling is constructed using facing brown brick and features a hipped roof with projecting gable at its principal elevation. The dwelling features distinct stone lintels above the principal windows and a small mono-pitched roof section above the southeast principal elevation. The property, which benefits from an integrated garage, is set back 8.7m from the highway by a small front garden/ double driveway and is bounded by a timber fence at the shared property boundary.

- 3.3. The property, which sits along a quiet cul-de-sac, benefits from a small turning circle/dead-end at the front of the plot, which provides informal additional car-parking for the site.
- 3.4. The surrounding area is predominantly residential in nature, consisting of similar detached dwellings. Properties in the area vary in scale and configuration but are uniform in design and their use of facing brick. The application dwelling is one of 6 properties along Elsalene Close.
- 3.5. The site is not located within a conservation area.

4. Relevant Planning History

4.1. 25/00111/HOU

- Installation of heat source air pump
- Permitted
- 23.04.2025

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. Groby Parish Council raised concern that this was overdevelopment of the site. In addition, due to the garage being converted into living space, whether there would be sufficient parking provision; Due to the proximity of the proposed extension to the boundary line, that this would not provide the neighbouring property with sufficient access to maintain their property.
- 6.2. There have been no objections received from the following consultees:
- LCC Ecology Unit
- 6.3. No further responses have been received.
- 6.4. The responses can be seen in full on the Council's website.

7. Policy

- 7.1. Core Strategy (2009):
- Policy 21: National Forest
 - Policy 22: Charnwood Forest

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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2. The application site is the easternmost property along the close which has direct intervisibility of the feeder road, Elsalene Drive. For this reason, it is the most publicly visible property along Elsalene Close.

8.3. The side extension is modest in scale and massing, and by virtue, remains subordinate to the main dwelling, complying with Good Design Guidance on residential extensions.

8.4. The side extension introduces a modest width to the overall property and extends to the property boundary, severing rear access. Established separation distances are reduced between properties, however given the massing of the extension, the reduction remains modest when taken within the context of the street scene and host dwelling.

8.5. Given the presence of a projecting gable and their uniformity in design, the mono pitched roof form of the side extension accords with the main dwelling. Furthermore, it does not detract from the established roof form of the host dwelling and the

established roofscape of the surrounding area. The pitch does not match fully when viewed from the front, however given its massing, remains only minimally visible to the public realm. The proposed roof form, therefore, complies with Good Design Guidance.

- 8.6. The proposed facing brick remains consistent with the main dwelling. It is noted that facing brick may not always provide a consistent match, however, given that the side extension is offset and is set back from the main dwelling, any inconsistency in brick type would be mitigated.
- 8.7. The windows remain sympathetic to the established pattern and detailing of the existing host dwelling and the fenestration patterns within the wider area, complying with the Good Design Guidance on maintain window patterns and detailing.
- 8.8. The conversion of the garage would result in the change of garage door to a standard casement window with lintel. This remains consistent with the main dwelling by virtue of its central positioning, proportionate dimensions and the retention of the stone lintel, which is seen to be designed coherently with the main dwelling. Following on from paragraph 8.6 above, the use of facing brick surrounding the new window should be matched as closely as possible, and a relevant condition has been included to ensure this.
- 8.9. Public views of the proposal are already minimal largely given that the side extension lies between two properties, is subordinate in dimensions and the property is sited along a cul-de-sac. Private views of the side extension are also minimal, given it is adjacent to a neighbouring property, and this property has no side windows. No. 1 Elsalene Close, opposite, would have minimal intervisibility of the proposals and this is further mitigated by an adequate separation distance of 30m.
- 8.10. 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

- 8.11. The application property sits adjacent to No. 5 Elsalene Close and No. 224 Markfield Road and opposite No. 1 Elsalene Close. The application site backs onto the main arterial highway, Markfield Road.
- 8.12. A 52m separation distance is maintained between the rear elevation of the side extension and the nearest residential property at the rear, No. 227 Markfield Road. No. 224 Markfield Road adjacent is at the eastern boundary, whilst the proposal sees additional footprint to the western elevation of the property; the occupiers of No. 224 would not have direct intervisibility of the proposals. Therefore, the proposals would only impact upon the residential amenity of No. 5 Elsalene Close.
- 8.13. Groby Parish Council cited that the side extension would result in the severance of rear garden access. However, the side extension is to be used as a store and shower

room with doors at the front and rear elevations, which would allow a direct through route for the occupiers. There is no impact upon the rear garden access for neighbouring No. 5 Elsalene Close.

- 8.14. The replacement window at the principal elevation serving the garage conversion maintains a separation distance of 27m from No. 1 Elsalene Close, which complies with Good Design Guidance. Furthermore, the windowed door is set further back from the principal elevation and poses no loss of privacy for any neighbouring property. Both the window and door at the rear have direct intervisibility of the rear property boundary, therefore the new proposed casement window and windowed door at the rear elevation do not have direct intervisibility of any neighbouring elevation.
- 8.15. The introduction of massing at the side elevation of the dwelling would not result in any unacceptable loss of natural light for any neighbouring habitable space.
- 8.16. The side extension results in some loss to the rear enclosed garden space, however it would still comply with Good Design Guidance, with the retention of 186m² and a length of 13m.
- 8.17. Given the proposals add no further depth to the rear/front elevations of the dwelling, no element of the proposals results in a 45-degree breach for any neighbouring property windows.
- 8.18. Despite the side extension projecting up the shared west boundary, the side-to-side distance, of 1.5m, following its erection generally complies with Good Design Guidance and is largely mitigated by the absence of habitable side windows at No. 5 Elsalene Close.
- 8.19. 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 in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.20. Groby Parish Council have raised concerns over the increase in habitable space and that it may result in higher parking demand. The property is sited along a cul-de-sac with sufficient on-street parking surrounding the property. Furthermore, the proposals introduce no further bedroom provision and therefore it is considered no further parking demand would be required, as per guidance from the Leicestershire Highway Design Guide.
- 8.21. Although the proposals result in the loss of a double garage-bay, two off-street parking spaces are retained, along with a small on-street parking space adjacent to the property. There is therefore no formal requirement to provide further off-street parking within the application, and the scheme is therefore regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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
- Proposed Floor Plans, Elevations, Drg No. 17/2/26-02
- Proposed Block, Site Location Plan, Drg No. 17/2/26-01 Rev A
- All received by the Local Planning Authority on 05/03/26

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. The external materials used in the construction of the single-storey side extension and the associated principal frontage brickwork hereby permitted shall match, in type, colour, and texture, those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development 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.