

Delegated Report

Planning Reference: 25/00685/HOU
Applicant(s): Mr and Mrs Arnold
Ward: Cadeby, Carlton, Market Bosworth
and Shackerstone



Hinckley & Bosworth
Borough Council

Application Site: Millstone, 53 Main Street, Carlton

Proposal: Single-storey rear extension

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 rear extension to Millstone, 53 Main Street, Carlton.
- 2.2. Currently, at the rear of the application dwelling, is a conservatory which is proposed to be demolished and replaced with a permanent extension structure, which will largely sit within the existing conservatory footprint and is of similar dimensions. The rear extension element will project 4.5m from the rear elevation of the dwelling and spans 4m at the right rear elevation of the dwelling. The proposed ridge height of 3.7m and eaves height of 2.4m is not dissimilar to the existing conservatory dimensions. The extension is proposed to be finished in brick, with a tiled roof that matches existing. The roof is proposed with a gable-end to the rear and two small rooflights.
- 2.3. New fenestration and doors are also proposed – mainly in the same siting as the previous conservatory windows. An aluminium bifold door is proposed at the east (side) elevation, upper-quarter windows with a shorter height of 45cm on the west elevation and full-length windows are proposed at the north elevation of the extension.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, detached property on Main Street in the centre of the village of Carlton and within its settlement boundary. It has an integrated garage and both the ground floor and first floor have side-facing gabled roofs which are consistent in design. The dwelling is constructed with brown brick

with stone detailing and white uPVC windows which is fairly consistent with the design of nearby dwellings. Whilst the application site sits at the end of a series of dwellings with similar mass and densities, it is also adjacent to large open agricultural/paddock land to the west. Beyond the paddock lies Manor Farm which is Grade II Listed, the site comprises the farmhouse and a number of traditional agricultural buildings between the farmhouse and application dwelling which would also likely be curtilage listed.

- 3.2. There are various dwellings of differing architectural designs, massing and densities along the wider view of the street. Carlton is mainly linear in design and therefore the dwellings, including the application site, back on to rural land. The village is mainly characterised by red brick buildings and a series of denser, smaller traditional 17th – 19th century vernacular cottages. Many of the walls are constructed using Carlton Stone, which was quarried nearby. St. Andrew's Church lies approximately 60m to the south east of the site and like Manor House Farm is also Grade II Listed. By virtue of the separation distance and intervening built form the Church would not be impacted by the proposal.

4. Relevant Planning History

05/00999/FUL

- Extensions and alterations to dwelling
- Refused
- 11.11.2005

89/00374/4

- Lounge extension utility room conservatory
- Permitted
- 17.05.1989

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2 No responses have been received.

6. Consultation

- 6.1 There have been no objections from the following consultees:
- Carlton Parish Council
- 6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- No relevant policies

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- 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 and heritage assets
- Impact upon residential amenity

Design and Impact upon the Character of the Area and Heritage Assets

8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

- 8.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.
- 8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.
- 8.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.
- 8.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.7 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8 The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling with an appropriate height, width and depth and reflect or complement the original dwelling. The single-storey rear extension sits generally within the original footprint of the previous conservatory and is not dissimilar in massing or density to what already stands. The existing conservatory has a footprint of 13.4m² whilst the proposed garden room has a footprint of 18m² and thus the difference is minimal. The existing hipped roof structure is proposed as a gabled roof structure that matches the existing main dwelling roofline.
- 8.9 Materials proposed are brick and roof tiles to match existing and the windows are proposed to be finished in white uPVC to match existing. These match the existing external materials and are seen to be consistent with the main dwelling and nearby dwellings. The bi-fold doors are proposed in aluminium but the siting at the rear of the proposal is seen to mitigate this design.
- 8.10 Policy DM11 of the SADMP states that all development proposals which have the potential to affect a heritage assets or its setting will be required to demonstrate an understanding of the significance of the heritage asset and its impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts. In this case, St. Andrew's Church and Manor House Farm, which are sited approximately 50 to 70m from the application site are

both Grade II listed. Barns at Manor House Farm lie closer to the application site, approximately 15m to the west of the dwelling, these are likely to be curtilage Listed.

- 8.11 Policy DM12 of the SADMP states that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.
- 8.12 All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification. The village of Carlton is not identified as a conservation area.
- 8.13 By using matching external materials and given it's scale, the design of the extension ensures that it remains subordinate and consistent to the host dwelling and it does not compete with or detract from the existing modern house, and in turn the architectural or historic interest of the nearby listed buildings.
- 8.14 The siting and positioning of the proposed rear extension sits largely within the existing footprint of the conservatory. Due to its siting at the rear of the property and its adequate distance from St. Andrew's Church any visual harm proposed by the rear extension is mitigated for the Church. There would be intervisibility between the barns at Manor House Farm and the extension, however, as above considering the replacement nature of the extension, its scale and the separation distance the extension would be viewed in the context of the existing dwelling. It would therefore not harm the setting or significance of Manor House Farm.
- 8.15 Given the external matching materials, rear positioning, siting and subordinate design, the rear extension is in accordance with the Good Design Guide, DM4, DM10, DM11 and DM12 of the SADMP.

Impact upon Residential Amenity

- 8.16 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.17 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.18 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.

- 8.19 Adjacent to the application dwelling to the west is a pocket of agricultural land and agricultural buildings, there are therefore no residential dwellings which would be effected to the west. Given that the proposals are largely in the same siting and positioning as the existing conservatory and their location at the west (left) of the rear façade they will not result in any amenity impact for the neighbouring property to the east (Hazelwood, No. 55 Main Street).
- 8.20 Given that the roof is proposed as a gable roof, the proposals do not add further height and will not result in loss of natural light for any nearby neighbours due to the vast open space to the rear of the application site and the positioning and siting of the proposals.
- 8.21 The proposals include bi-fold doors and full-length windows on the north and east elevation of the proposals, with the bi-fold doors facing neighbouring Hazelwood (No. 55 Main Street). However, as these are largely proposed in the same positioning and siting of existing full length conservatory windows, the large separation distance and given the hard boundary treatment that separates the site, this is seen to mitigate any adverse effect. The proposed rooflights are small enough not to cause any impact on the neighbours amenity and the north facing windows (including the windowed-gable) will not have direct views into any neighbouring habitable space.
- 8.22 To comply with the Good Design Guide, four-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The existing dwelling retains private outdoor amenity space that exceeds 19m in length and 194m² in total area, which is compliant with the Good Design Guide.
- 8.23 By virtue of these factors 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
- Proposed Ground Floor Plan, Drg No. 4A PG No. 02
- Proposed First Floor Plan, Drg No. 4A PG No. 04
- Proposed Elevations, Drg No. 4A PG No. 06
- All received by the Local Planning Authority on 11/07/25

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).

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.

