

Delegated Report

Planning Ref: 26/00168/HHGDO

Applicant: Mr Elliot Coring

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 25 Stamford Drive Groby Leicester

Proposal: Notification to determine if Prior Approval is required for a single storey rear extension measuring 3 metres in depth, 3.74 metres at ridge height and 2.30 metres at eaves height.

1. Recommendations

1.1. Prior approval not required

2. Planning application description

- 2.1. This is an application for prior notification under Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a larger home extension.
- 2.2. The application seeks consent for a single-storey extension to the rear elevation measuring 3.00 metres in depth from the original wall; 3.74 metres in height to the ridge; and 2.40 metres to the eaves at 25 Stamford Drive, Groby.

3. Description of the site and surrounding area

- 3.1. The application site is located at 25 Stamford Drive, within the settlement boundary of Groby. The property comprises a four-bedroomed, two-storey detached dwelling. The dwelling is constructed in half cream render, half buff brick with concrete roof tiles upon a hipped roof. It features a single-storey hipped projection at its right-hand side of the principal elevation and is set back 12m from the highway by a turfed front garden which fronts a cul-de-sac. The property does not have any distinct frontage boundary treatment, however, does share a timber fence at its western boundary and features a large established evergreen tree.
- 3.2. The surrounding area is predominantly residential in nature, consisting of similar detached dwellings typical of 1990s residential design. Properties in the vicinity are generally of similar scale and design.

4. Relevant planning history

25/01214/HOU

- Erection of a front utility room and retrospective installation of a box-bay window to the principal elevation.
- Planning Permission
- 04.03.2026

5. Publicity

- 5.1. Not required for this application type.

6. Consultation

- 6.1. The following neighbouring properties were consulted;
- 6.2.

7. Policy

- 7.1. Condition A.4. of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A

8. Appraisal

- 8.1. The main considerations in respect of this application are whether the proposal for a Larger Homes Extension meets the criteria for permitted development as set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1, Class A (as amended) and whether any neighbouring property has objected and if so whether the proposal will impact upon the amenity of any adjoining neighbour. In this instance no objections have been received from any neighbours.
- 8.2. The determination of this application is assessed on whether the proposed development falls within permitted development for a Larger Homes Extension as set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1, Class A (as amended). For the purpose of Class A, the following criteria are applicable:

Development is not permitted if:-

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this Schedule.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The area of the proposed extension would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; The height of the eaves of the proposed extension would not exceed that of the original dwellinghouse.

The proposed eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse

- e) The enlarged part of the dwellinghouse would extend beyond a wall which:-
(i) Forms the principal elevation of the original dwellinghouse; or
(ii) Fronts a highway and forms a side elevation of the original dwellinghouse

The extension would not extend beyond the principal elevation of the original dwellinghouse, nor a side elevation which fronts a highway.

- g) For a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and-
- (i) Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) Exceed four metres in height;

The proposal would protrude less than 8.00 metres beyond the rear wall of the dwellinghouse and would not exceed 4.00 metres in height.

- h) The enlarged part of the dwellinghouse would have more than one storey and:-
- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Not applicable- the total enlargement would not have more than one storey.

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would not be within 2.00 metres of the boundary.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
- (i) Exceed 4 metres in height
 - (ii) Have more than one storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse

The total enlargement would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The extension would not be connected to an existing extension.

- k) It would consist of or include:-
- (i) The construction or provision of a veranda, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse

None are proposed, the development complies with criteria (k).

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of this Schedule (construction of new dwellinghouses).

- 8.3. The total enlargement would fall under the requirements of the legislation under the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, furthermore no objections have been received from neighbouring residents. Prior Approval for the proposal is thus not required.

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. Recommendation

10.1. Prior approval not required

- 10.2. This application has been determined having regard to the following documents and plans submitted with the application:

- Notification of a Proposed Larger Home Extension Application Form;
- Existing, Proposed Parking Plan, Block Plan, Existing Site Location Plan, Proposed Section A-A, Drg No. BSD(02)001;
- Existing, Proposed Elevations, Floor Plans, Proposed Roof, Foundation Plan, Drg No. BSD(20)001 as received by the Local Planning Authority on the 23rd February 2026.

11.1 Notes to applicant

- a) 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.