

Delegated Report

Planning Reference: 26/00538/HOU
Applicant(s): Mr and Mrs Cairns
Ward: Groby
Application Site: 44 Sycamore Drive, Groby
Proposal: Partial garage conversion
Case Officer: Gwion Russell



Hinckley & Bosworth
Borough Council

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 the partial conversion of a single-bay integrated garage to form a home office/study. There are no external alterations to the property, apart from a roof light to the rear elevation.
- 2.2. The home office would be sited centrally, between the existing garage at the front and the utility room at the rear of the property. The home office would measure approximately 11m² and feature two internal doors, leading from the existing garage (proposed as a store), to the utility room.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located along Sycamore Drive, within the settlement boundary of Groby. The application dwelling comprises a three bedroom 'Mock-Tudor' detached dwelling with an integrated garage at its northern elevation. The property is the penultimate corner plot, features a dual-pitched roof and currently benefits from three off-street parking spaces.

4. Relevant Planning History

- 3.2. There is no planning history associated with this property.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No representations were received.

6. Consultation

6.1 There have been no objections from the following consultants:

- Groby Parish Council
- LCC Highways

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 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)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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 proposal includes no visual alterations to the exterior of the property apart from a roof light to the rear elevation.
- 8.3 The loss of the integrated garage parking space would not result in any visual harm, by way of additional on-street parking. This is largely given the LHDG's requirement of three-bedroom properties to provide two off-street car parking spaces, which the property already benefits from.
- 8.4 The proposed parking plan identifies an additional off-street parking space, resulting in three in total, at the property frontage. This would result in the loss of a small section of lawn/planting at the property frontage. Whilst this would result in some harm to the character of the street scene, it would not warrant refusal in terms of the visual harm caused.
- 8.5 The proposal therefore respects the character of the existing dwelling and surrounding area and is therefore in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.6 The proposal includes no additional footprint to the existing dwelling and no further window openings (apart from a roof light), it would therefore not result in any harm by way of overbearing development, shadowing, or loss of privacy for any neighbouring property.
- 8.7 By virtue of these factors, the scheme is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.8 The scheme would not result in additional parking demand and would retain two off-street parking spaces at the property frontage. Therefore, the scheme is 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;

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- (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 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 received by the Local Planning Authority as follows:

- Application Form
- Proposed Plans and Elevations - 4365-02a-A1
- Both received by the Local Planning Authority on 11/06/26

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).

a. **Notes to Applicant:**

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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.