

Officer Report

Planning Ref: 25/00953/HOU

Applicant: Mr Pearson

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 37 Woodland Road Hinckley Leicestershire

Proposal: Proposed two-storey side extension, replacement of existing roof structure with a new gable arrangement including a rear dormer. An increase in ridge and chimney height. Installation of solar PV panels on rear dormer.

Case Officer: Zahra Jam-Rotbeh (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. The applicant seeks a full planning permission for the erection of two-storey side extension, replacement of existing roof structure with a new gable arrangement including a rear dormer. An increase in ridge and chimney height and the installation of solar PV panels on the rear dormer at 37 Woodland Road Hinckley.
- 2.2. The proposed side extension would measure 2.28 metres in width and 8.22 metres in depth and it would have an eaves height of 5.29 metres and a ridge height of 8.70 metres. The side extension would be set back at the first floor by 0.74m and would be set down from the main dwelling ridge height by 0.35m.
- 2.3. The proposal also includes a change to the roof shape from a hipped roof to a gabled roof, which would create an additional living space on the second floor. It is also proposed that the ridge height be increased by 0.91 metres.
- 2.4. A double dormer is also proposed to the rear and would have a width of 6.48 metres and a depth of 2.08 metres. It would also feature a mono-pitched roof with an eaves height of 1.21 metres and a ridge height of 2.48 metres.
- 2.5. An increase in height of chimney to 2.7m is also proposed as a part of this application.
- 2.6. The external walls will be finished in facing brickwork to match the existing property, with white uPVC windows that complement the existing materials and finishes.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of detached and semi-detached properties of different size, design and finishes.

3.2. 37 Woodland Road is a two-storey detached property and is finished in white render and brickwork with windows and doors in white uPVC installed on the elevations.

3.3. The dwelling is set back from the highway with a small front garden and a driveway.

4. Relevant planning history

16/00083/HOU

- Single storey side and rear extension and demolition of detached garage
- PER
- 21.03.2016

17/00590/NOMAT

- Non-material amendment to planning permission 16/00083/HOU to remove side extension and infill rear extension
- PERNMA
- 14.07.2017

5. Publicity

5.1 The application has been publicised by sending out letters to local residents.

5.2 No response has been received.

6. Consultation

- LCC Ecology initially raised an objection requiring the submission of a bat survey. The applicant submitted the survey on 23 January, and the objection was subsequently withdrawn on 12 February 2026.

7. Policy

7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

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:

- Good Design Guide (2020)
- National Design Guide (2024)
- 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 on the highway and parking provision

Design and Impact upon the Character of the Area

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.

8.3 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.4 According to HBBC Good Design Guide, two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property. The extension is not fully in compliance with the above as only the first floor extension is set back and neither this set back nor the roofs set down meets the 0.5m requirement. Nonetheless, the extension, combined with the roof alterations does have a subordinate appearance. Therefore, it is not expected to have any adverse impact on the streetscene, the surrounding area, or the design of the existing property. Furthermore, its design by virtue of its scale, similar pitched roof and use of matching materials is in keeping with the character and appearance of the surrounding area and neighbouring properties.

8.5 The proposal also includes a change to the roof form from a hipped roof to a gabled roof with gables to both sides and three rooflights to the front elevation, this would create an additional living space on the second floor. Given the adjacent neighbouring properties, this alteration is considered acceptable as whilst a significant change to the appearance of the property, the street scene is highly varied and the gable roof will be in keeping with its context. The gabled roof would result in an increase in height of 0.91 metres; however, this would not exceed the height of the tallest neighbouring

property and is therefore not considered to cause harm to the streetscene. As such, the development is considered to be in keeping with the design of the main dwelling and the surrounding area.

- 8.6 A double dormer is also proposed to the rear, measuring 6.48 metres in width and 2.08 metres in depth. It would feature a pitched roof with an eave's height of 1.21 metres and a ridge height of 2.48 metres. According to the HBBC Good Design Guide, dormers are not an acceptable element within a building; however, given that the proposed double dormer would be located on the rear elevation and the property benefits from a long rear garden, it is not considered to be visible from any public vantage point. As such, it is not considered to result in any adverse impact on the design of the main dwelling or the character of the surrounding area.
- 8.7 An increase in the height of chimney is also proposed as a part of this application, this increase is not considered to cause any harm to the main dwelling design or character of the surrounding area and ensures the chimney continues to be in proportion with the dwelling.
- 8.8 The proposed matching fenestration to the elevations is also not considered to have any adverse impact on the main dwelling design and surrounding area.
- 8.9 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP and the NPPF (2024).

Impact upon Residential Amenity

- 8.10 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.
- 8.11 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.
- 8.12 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 45⁰ guidance.

The properties most directly affected by the proposed development are No. 35 Woodland Road to the west and No. 39 Woodland Road to the east. The extension wouldn't project beyond the rear building line of No. 39 and No.35. Only three high level windows are proposed in the ground floor side elevation of the extension, however, there are no windows in the side elevation of the neighbouring properties. The extension would therefore not cause an adverse loss of light, overbearing, overdominance, loss of privacy or overlooking impacts. The proposed windows to the

front and rear elevations of the extension and within the dormer window and roof slope will not cause additional overlooking beyond the extension situation.

- 8.13 By virtue of above, the proposal does not result in any adverse overbearing, overshadowing or overlooking to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.14 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.
- 8.15 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 Table 28 (Residential Parking Standards) of the LHDG requires that dwellings with four or more bedrooms provide a minimum of three off-street parking spaces. The proposal would increase the number of bedrooms from three to four; however, the front driveway would provide two parking spaces, and given the nature of the local neighbourhood, an additional parking space can be reasonably accommodated on-street without giving rise to an adverse highway safety harm. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety.
- 8.17 Therefore, the scheme is regarded as being 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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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 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, as follows:
 - Proposed Ground, First Floor Plans, & 3D Visuals Dwg no.110 Rev C
 - Proposed Elevations Dwg no.111 Rev D
 - Proposed Block & Location Plan Dwg no.120
 - Illustrative Rendered Visuals Dwg no.115 Rev D

As received by the local planning authority on 02 October 2025.

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 the extension and proposed dormer 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).

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.