

Delegated Report

Planning Reference: 26/00560/HOU
Applicant(s): Mrs Rachael Holmes
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: 21 Andrew Close, Stoke
Golding

Proposal: Erection of a two-storey rear extension, together with the installation of Conservation style Velux roof windows to the rear slope of the loft.

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 two-storey rear extension and loft conversion to 21 Andrew Close, Stoke Golding.
- 2.2. The two-storey extension would measure approximately 3m beyond the existing rear elevation. It would be finished with a dual-pitched roof incorporating a rear-facing gable, creating a T-shaped roof form when viewed from above.
- 2.3. The proposal also includes the conversion of loft space with six associated Velux-style rooflights interspersed along each rear-positioned pitch.
- 2.4. The expansion would serve an enlarged kitchen/dining area at ground floor level, an additional bedroom with en-suite at first-floor level and accessible loft storage space. External materials would comprise red 'lbstock' brick, concrete roof tiles, white uPVC windows and white uPVC fascias to match the existing dwelling. No alterations are proposed to the front elevation of the property.
- 2.5. The property was previously subject to pre-application sought for a similar expansion at ground floor, along with a loft conversion and rear-facing

dormers. The LPA advised that the dormer windows were unlikely to be acceptable.

3. Description of the Site and the Surrounding Area

- 2.6. The application site relates to a two-storey detached dwelling situated at the end of a cul-de-sac and turning circle, at the northeastern edge of Andrew Close and within the settlement boundary of Stoke Golding.
- 2.7. The four-bedroomed dwelling, is typical of mid-1990s residential design, situated amidst several uniformly designed dwellings. It is constructed in red 'Ibstock' brick, with a dual-pitched tiled roof. The principal elevation incorporates a projecting ground floor bow-bay window finished in white uPVC, alongside white uPVC-framed windows across the property. The property features an attached garage with a white up-and-over door and a low-pitched roof element, as well as a canopy above the main entrance and bow-bay window, which is fitted with a wood-effect uPVC door.
- 2.8. There are various trees nearby, including an established Ash tree within the rear curtilage of the property. The property benefits from a tarmacked front driveway, which is slightly longer than its neighbouring comparable properties, and both a turfed front and rear garden.
- 2.9. The site is located within the parameters of both the Stoke Golding Conservation area and the Stoke Golding Neighbourhood Plan.

4. Relevant Planning History

4.1. 26/10048/PREHMO

- Loft conversion and dormer to the rear
- 17.04.2026

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 and a notice was displayed in the local press.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:
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- Battlefields Trust
- Stoke Golding Parish Council
- LCC Ecology
- Historic England
- HBBC Conservation Officer;

The application property is a dwelling dating from the late-20th century date situated in an area of development within Stoke Golding that does not follow any of the key characteristics of the Stoke Golding Conservation Area, hence why this area, including the application property, is identified as a weak area in the Conservation Area Appraisal. The Registered Battlefield the Battle of Bosworth Field is also located immediately to the north beyond the application site boundary. The application property makes no direct contribution to the heritage significance of the Battlefield and due to its uncharacteristic modern appearance it is considered to be negative presence within its immediate setting.

The proposal is for a large gable fronted extension across the full width of the rear elevation. The depth of the extension is also considerable. It would however largely reflect the materiality, form and appearance of the existing property, as well as reflecting the same arrangement of rear development as the neighbouring property at no.20, which is also located within the Conservation Area and immediate setting of the Battlefield. For these reasons it is considered that the effects of the proposal upon the affected heritage assets are negligible, but not harmful to their significance. The proposal would therefore preserve the significance of the Stoke Golding Conservation Area and the Registered Battlefield the Battle of Bosworth Field and thus the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Section 16 of the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.2. No further responses have been received.

6.3. The responses can be read in full on the Council's website.

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 DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
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- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Stoke Golding Neighbourhood Plan Review 2020 – 2042 (SGNP) (2024):

- Policy SG1: Decision-Taking
- Policy SG15: Design

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5. 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 and heritage of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Impact upon ecology

Design and Impact upon the character and heritage of the Area

8.2. Policy DM10 of the SADMP 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.

8.3. 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, the Grade-II listed Bosworth battlefield is the nearest site, at only 6m from the application site.

- 8.4. 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.
 - 8.5. Policy SG15 of the Stoke Golding Neighbourhood Plan states that development should be in keeping with the scale, form and character of its surroundings.
 - 8.6. The proposal introduces a 3m projection from the rear elevation of the property, which results in a substantial increase in cubic massing to the original dwelling. Although the expanded footprint would not appear explicitly subordinate to the dwelling, its high-quality design, proposed matching materials and matching roof form significantly soften its mass increase and help the two-storey extension integrate well with the original host dwelling.
 - 8.7. Furthermore, the extension's positioning to the rear of the dwelling, along with its internal corner plot location means that the extension would not be immediately visible from the public realm. Despite this, No. 47 High Street (The White Swan public house) would have a direct private view of the proposal.
 - 8.8. Fenestration proposed includes standard casement windows, conservation-style rooflights and a bi-fold door at ground floor level. The visible windows at first floor and loft level are most visible (not publicly) but would not result in visual harm to the host dwelling and surrounding area. The new windowed gable at the rear would remain complementary of the main dwelling and sympathetic to the established fenestration pattern.
 - 8.9. The proposed materials of facing red brick, white fenestration and fascia boards accord with the main dwelling and surrounding area and would be seen as acceptable. Given the sensitivity of the area, the exact choice of materials would be secured by condition.
 - 8.10. The Conservation Officer confirmed during pre-application stage that any rear dormer proposal would cause some degree of harm to the Conservation Area and setting of the Battlefield. Assessing the current amended design, the Conservation style 'Velux' window openings along the rear roof pitches remain flush, would be designed to be 'low-profile' and not visible from the public realm, which the LPA holds a strong preference for. Therefore, these windows are regarded as visually unobtrusive resulting in no further visual harm to the wider area.
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- 8.11. Furthermore, the Conservation officer states that although the proposed rear extension is substantial in scale, it would reflect the materials, form and appearance of the existing dwelling and is comparable to rear development at neighbouring No. 20. The proposal would therefore have a negligible effect on the affected heritage assets and would not result in harm to their significance. Accordingly, the proposal would preserve the significance of the Stoke Golding Conservation Area and the Registered Battlefield and complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Section 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.12. In summary, the proposal would comply with Policies DM10, DM11 and DM12 of the SADMP (2016), the Good Design Guide and Policy SG15 of the Stoke Golding Neighbourhood Plan.

Impact upon Neighbouring Residential Amenity

- 8.13. Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.14. The proposed two-storey extension would add to the overall cubic massing of the dwelling; however, the additional bulk would be sited to the rear of the property and would be positioned in relation to the neighbouring dwellings at an oblique angle. Consequently, the proposal would not appear unduly oppressive or overbearing.
- 8.15. No aspect of the proposal would breach the 45-degree guideline when assessed against neighbouring rear-facing habitable room windows. As such, the depth of the extension complies with the Council's Good Design Guide.
- 8.16. Side-to-side separation distances would not be reduced by the proposed alterations. Although the rear extension would see the retention of a 13m separation distance (at its deepest) to the rear property boundary, this is seen to continue to comply with the Good Design Guidance.
- 8.17. Whilst there are no windows along the side elevation of No. 22 Andrew Close to the property's south; there are four large fenestration openings to the side elevation of No. 20 Andrew Close, situated to the east and perpendicular to the application property. As such, the additional window proposed at first-floor level should be obscure-glazed by condition to protect the privacy of the occupants of No. 20 Andrew Close; this window would serve a bathroom and suitably obscure-glazed. The window which serves the staircase at the application pre-exists and would require no such condition.
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- 8.18. There are no residential properties to the rear of the site, and the proposed first-floor side windows would face towards the neighbouring gable elevations. The proposed rooflights and loft-level gable-end window would not result in material loss of privacy. At ground-floor level, the proposed kitchen window at the south elevation represents a large opening and would be positioned parallel to the property boundary treatment. While this window may not result in unacceptable overlooking or loss of privacy, it would not represent what the council considers strong outlook for the occupiers; regardless the kitchen/dining space would continue to be served by further principal windows.
- 8.19. Following the proposals, the garden would retain 185m², however regrettably, only a minimum garden length of 3.5m. As such, the footprint retained would be compliant with the Good Design Guide, however the garden length would fall short by 4.5m. The property is situated at an oblique angle and, on balance, would be seen as acceptable.
- 8.20. 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 considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.21. Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, and does not have an adverse impact upon highway safety. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.22. The Leicestershire Highway Design Guide (LHDG) states that three off-street car parking spaces should be provided for dwellings with four or more bedrooms.
- 8.23. No parking plan has been submitted to support this application. However, the driveway is of sufficient length to accommodate two vehicles in a tandem arrangement, providing adequate off-street parking to meet the needs of the development. Moreover, Andrew Close benefits from adequate on-street parking availability, with ample turning circles. It would therefore be unreasonable to resist the application on parking alone.
- 8.24. In light of the above, the scheme is regarded as compliant with Policies DM17 and DM18 of the SADMP.

Impact upon ecology

- 8.25. Given the semi-rural location of the site, LCC Ecology were consulted on the proposals. A Preliminary Roost Assessment was requested and subsequently completed in September 2026. LCC Ecology have since confirmed that the development would not result in any additional ecological impacts and the holding objection was lifted in September 2026, following a suitable condition and two informatives.

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**
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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 – received by the Local Planning Authority on 17/06/26
- Proposed Block Plan - Drg No. 26001-WH-21-XX-DR-X-0007-P01 – received by the Local Planning Authority on 20/07/26
- Proposed Floor Plans and Elevations - Drg No. 26001-WH-21-XX-DR-X-1004-P01 – received by the Local Planning Authority on 24/09/26

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and 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).

4. The window hereby permitted on the first-floor north west side elevation serving the bathroom shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non-opening below a height of 1.7 metres from the finished floor level. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.
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Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bat box, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 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.
 2. A badger sett is defined by law as 'any structure or place which displays signs indicating current use by a badger'. Under the Protection of Badgers Act 1992 it is an offence to: Take, injure, or kill a badger (or attempt to do so); Cruelly ill-treat a badger; Intentionally or recklessly damage, destroy or obstruct access to a badger sett; and intentionally or recklessly disturb a badger when it is occupying a badger sett. Therefore, no works should occur near to a badger sett unless carefully checked beforehand by a suitably qualified person.
 3. Great Crested Newts, a species fully protected by law, are known to breed in a pond within 200m of the proposed development, therefore there is a small possibility that a newt, or small numbers of newts could be present on the site. The applicant should therefore exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.
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