

Delegated Report

Planning Reference: 26/00185/HOU
Applicant(s): Mr Lee Hand
Ward: Groby



Hinckley & Bosworth
Borough Council

Application Site: 30 Woodlands Drive

Proposal: Two storey side extension and 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 two-storey side and single-storey rear extension at 30 Woodlands Drive, Groby.
- 2.2. The property is currently a two-storey detached dwelling with a driveway spanning the east elevation of the dwelling. The proposal involves the total additional ground footprint of 26m²; a 3600mm deep single-storey rear extension and a 3038mm addition to the existing side elevation. The side extension is set around a ground and first-floor extension, severing the side driveway. The proposals are intended to serve a garage/store, kitchen and utility space at ground floor and a fourth bedroom and shower room at first floor level.
- 2.3. The proposed fenestration comprises a 2.4m wide bi-fold door, a 1.36m wide casement window and a 0.91m wide door to the rear elevation, serving the kitchen and utility room. A 1.6m wide garage door is also proposed on the recessed front elevation. At first-floor level, the proposals include a 0.69m wide window to the rear elevation serving the shower room and a 1.36m wide window to the front elevation serving the additional fourth bedroom.
- 2.4. At the existing principal elevation, the easternmost ground-floor window would be replaced with a front entry door to compensate for the loss of side entry and the removal of two 0.53m wide windows and replacement with a 2.25m wide casement window. There are no windows proposed along either side elevation.
- 2.5. The side extension would include a dual-pitched roof with matching roof tiles and the rear a mono-pitch roof with maximum height of 2.7m.

- 2.6. Given the change in window openings, the exterior walls of the principal elevations would be finished in a light-coloured render and facing brick to the remaining elevations. New windows and doors would be finished in white uPVC fenestration and roof tiles to match existing.
- 2.7. The front of the dwelling would be block-paved to compensate for the loss of the dedicated side driveway; which would provide two off-street parking spaces.

3. Description of the Site and the Surrounding Area

- 3.1 The application relates to 30 Woodlands Drive, a detached two-storey dwelling, with three bedrooms. It is situated within a predominantly residential estate, within the west of the settlement boundary of Groby. It is constructed using facing light brown brick with a tiled dual-pitched roof form and has a chimney stack centrally to its west gable-end.
- 3.2 The property lies among various dwellings of differing scale, massing and design. There is no uniformity to the street and several single-storey detached dwellings lie west of the property. The application site sits adjacent to and slightly forward of No. 28 Woodlands Drive, a similarly designed dwelling and adjacent to No. 32 Woodlands Drive, which is a dormer bungalow.

4. Relevant Planning History

- 4.1 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. 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 received from the following consultees:
- Groby Parish Council
- 6.2 No further responses have been received.

7. Policy

- 7.1 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

7.2 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.3 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
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 The two-storey side extension remains consistent with the main dwelling by virtue of its external materials and roof form. The dual-pitched roof form is set back by 0.5m and set down by 0.15m. This does not comply with The Good Design guidance which stipulates 0.5m set down and back distances for side extensions. In this case it is considered that the appropriate set back distance would ensure that the extension appears subordinate to the main dwelling, and the marginal set down of the ridge height would also ensure that there is no terracing impact as the neighbour to the east (No. 28) is a dormer bungalow.

8.3 The dwelling sits directly adjacent to No. 28 Woodlands Drive, which is similar in design and roof form; these set back and set down distances help to avoid a terracing effect when viewed next to No. 28.

8.4 The single-storey rear extension is substantial in footprint (39m²) spanning the entire rear elevation. However, despite No. 32 Woodlands Drive, adjacent, being a dormer bungalow, this element is not visible from the public realm, and remains coherent with the main dwelling, by virtue of its subordinate massing and materials.

8.5 The use of facing brick and white uPVC fenestration accords with the main dwelling and is considered to remain consistent with and complementary of both dwellings either side.

The relocation of the front entry from the side to the principal frontage does not disrupt any visual balance or fenestration pattern.

- 8.6 The proposed external materials would be consistent with the host dwelling, the residential character of the area, as well as the nearby dwellings and remains consistent with the established pallet of materials. The use of render at the principal frontage would provide area some degree of visual contrast, however many of the dwellings also feature render and it is therefore considered acceptable.
- 8.7 By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.8 The application site is positioned adjacent to Nos. 28 and 32 Woodland Drive and to the rear of Nos. 23 and 25 Fern Crescent. The two-storey side extension element has the potential to impact upon the occupiers of No. 28 Woodlands Drive, whilst the single-storey rear extension element could impact upon the occupiers of Nos. 28 and 32 Woodland Drive. No. 32 Woodlands Drive, a single-storey detached dwelling, would not have direct intervisibility of the side extension proposals.
- 8.9 With the above in mind, the side extension would result in minimal loss of light for No. 28; There is a secondary non-habitable window at the ground floor side elevation - this window is a secondary window which serves a habitable space. The first-floor of No. 28 is likely to result in some loss of light for the neighbouring window which serves the first-floor landing, however, this is a non-habitable space. When viewed from the rear, the single-storey rear extension is set back from the rear elevation of No. 28, which features a conservatory, and is also set forward from No. 32. As No. 32 features an attached garage to its east elevation, the proposed rear extension would not breach the 45-degree guidance when measured from the centre point of any neighbouring habitable-room window. In summary, no element of the proposals breaches the 45-degree guidance for any neighbouring habitable windows, therefore no unacceptable overbearing or loss of light impacts would arise due to the proposed development.
- 8.10 The 1.36m wide window at first floor level does not overlook any neighbouring habitable space and maintains a 25m separation distances from Nos. 41 and 43 opposite. The rear -facing window serving the shower room would be obscure glazed by condition. The bi-fold doors and fenestration at ground-floor level maintain a 50m separation distance from the nearest rear elevation and do not have direct intervisibility of any private neighbouring space and to not pose further harm than the fenestration that exists. There are no side windows proposed at ground or first-floor level.

- 8.11 Furthermore, there is no amenity impact for the occupiers of dwellings at the rear of the application site, specifically Nos. 23 and 25 Fern Crescent, given then adequate separation distance of 50m and presence of heavy foliage.
- 8.12 No element of the proposals results in an oppressive blank wall, overdevelopment or further overshadowing for neighbouring properties, this is largely given the presence of foliage at the east and west shared boundaries and the modest maximum ridge height of 2.7m and eaves height of 1.7m.
- 8.13 To comply with the Good Design Guide, dwellings with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals do not impinge upon the dwelling's existing rear garden space, which after the proposals total 17m in length and 130m² in total area and therefore will not breach the guidance set out in the Good Design Guide.
- 8.14 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.

Impact upon Parking Provision and Highway Safety

- 8.15 The scheme creates one new bedroom and makes the property a four-bedroom dwelling. It is important to note Woodlands Drive is a no-through route; the hard-standing double driveway and ample on-street parking available, it is considered that there is already adequate space for three vehicles to park off-street and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as 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.

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 (received by the Local Planning Authority on 27/02/26)
- Proposed Elevations and Block Plan - Drg No. LH 03 Rev C (received by the Local Planning Authority on 15/04/26)
- Proposed Floor Plans - Drg No. LH 02 Rev B (received by the Local Planning Authority on 15/04/26)

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 first-floor rear-facing window serving the shower room shall be fitted with obscure glazing to Pilkington Level 3 and shall be permanently retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of neighbouring properties in accordance with Policy 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.