

Delegated Report

Planning Ref: 26/00572/HOU

Applicant: Mr Tim Kent

Ward: Hinckley Trinity



**Hinckley & Bosworth
Borough Council**

Site: 9 Erskine Close Hinckley Leicestershire

Proposal: Proposed Single Storey Rear Infill Extension

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. This householder planning application seeks planning permission for the erection of a single storey rear infill extension at 9 Erskine Close Hinckley. It would be for one additional bathroom along with a connected hallway.
- 2.2. The proposed rear extension would infill the corner area to the rear of the main dwelling and would extend along both the side and rear elevations. The extension would project approximately 3.02 metres from the side elevation and 2.54 metres from the rear elevation. It would feature a mono-pitched roof with an eaves height of 2.33 metres and a maximum ridge height of 3.20 metres.
- 2.3. A new UPVC window double glazed window is proposed to the northern side elevation as a part of this application.
- 2.4. The existing storage area will be demolished as a result of this application.
- 2.5. The proposed material includes brickworks to the walls and white uPVC and tiles to match the existing.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey semi-detached property within the settlement boundary of Hinckley.
- 3.2. The surrounding area is characterised predominantly by two-storey semi-detached dwellings constructed in a mix of render and brickwork. A number of properties within the locality have also been extended to the rear.

4. Relevant Planning History
91/00566/4

- EXTENSION TO DWELLING
- PER
- 09.07.1991

5. Publicity

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

5.2 No objections have been received.

6. Consultation

- None-Relevant

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

7.4 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

Design and Impact upon the Character of the Area

- 8.2 To create well-designed places, NPPF Policy DP3(2(c) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- 8.3 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4 In accordance with the Good Design Guide, rear extensions should be clearly subordinate to the main dwelling and designed with appropriate height, width, and depth, while reflecting or complementing the materials and detailing of the original building.
- 8.5 The proposed extension is considered to be modest in scale and, by virtue of its mono-pitched roof design and the use of matching materials, would result in a well-balanced addition to the rear/side elevation. The proposal is considered to complement and enhance the overall appearance of the host dwelling and would not cause harm to its character or appearance, nor to the character and appearance of the surrounding area.
- 8.6 The proposed window and door openings to the rear elevation are not considered harm the character of the existing dwelling or the surrounding area.
- 8.7 By virtue of its consistent design, the proposed use of matching external materials and the scale, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.8 NPPF Policy P3 requires development proposals to be appropriate for their location including taking into account likely effects on living conditions including not give rise to unacceptable level of access to daylight and unlight.
- 8.9 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.10 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.
- 8.11 The properties most directly affected by the proposed development is no. 11 Erskine Close to south. The proposed extension would not breach the 45-degree rule in relation to this neighbouring property and features a separation distance of 3.60 metres to the built area of No.11. No side facing windows are proposed and the proposed extension is therefore not considered to have any overbearing, overdominance, loss of privacy or loss of light impacts to this neighbouring property and its amenities.
- 8.12 By virtue of these factors the proposal would have a slight overbearing and overlooking impacts and does not result in any adverse loss of light impacts to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP, the Good Design Guide and NPPF.

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

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 Plan - 003
 - Proposed Elevations - 004
 - Block and Location Plan - 005
- As received by the Local Planning Authority on 19.06.2026.

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 roof 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.