

## Delegated Report

**Planning Ref: 23/00312/HOU**  
**Applicant: Christopher Cox**  
**Ward: Hinckley DeMontfort**



Hinckley & Bosworth  
Borough Council

**Site: 20 Eastwoods Road Hinckley Leicestershire**

**Proposal: Single storey side and rear extension (following demolition of exiting garage and conservatory)**

---

### **1. Recommendations**

#### **1.1. Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. This full planning application seeks consent for a single storey side and rear extension at 20 Eastwoods Road, Hinckley.
- 2.2. The proposed side extension would project outwards from the existing side extension by 1.90 metres and would have a width of 6.10 metres. It would feature a mono-pitched roof measuring 3.50 metres to the ridge and 2.40 metres to the eaves.
- 2.3. The proposed rear extension would project outwards from the existing rear extension by 3.00 metres and would have a width of 8.10 metres. It would feature a mono-pitched roof measuring 3.50 metres to the ridge and 2.40 metres to the eaves.
- 2.4. The external materials include the use of render to the walls and roof tiles suitable for pitch angle in colour to match existing.

### **3. Description of the site and surrounding area**

- 3.1 The application dwelling is a two-storey semi-detached property located within the settlement boundary of Hinckley. The dwelling is located to the western side of Eastwoods Road and is characterised by red brick, with white render walls to the side elevations, white uPVC windows and a mono-pitched canopy to the front access.
- 3.2 There is a varied appearance to the street scene, with a mix of materials used. The street scene predominantly consist of two storey detached and semi-detached dwellings. Various examples of similar side extensions are viewable within the street scene therefore it is not considered to be out of character.

### **4. Relevant planning history**

**88/00037/4**

- 2 STOREY EXTENSION AT SIDE NEW CONSERVATORY AT REAR  
NEW PORCH BAY WINDOW AND DORMER WINDOWS AT
- PER
- 04.03.1988

## **5. Publicity**

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

## **6. Consultation**

- 6.1. None relevant

## **7. Policy**

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM10: Development and Design
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
  - Planning Practice Guidance (PPG)
- 7.3. Other relevant guidance
- Good Design Guide (2020)
  - National Design Guide (2019)

## **8. Appraisal**

- 8.1. Key Issues
- Design and impact upon the character of the area
  - Impact upon neighbouring residential amenity
  - Impact upon highway safety

### Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.3. The Good Design Guide SPD states that *'side extensions should be set back from the front elevation with a minimum distance of 0.5 metres unless in design terms this would create an imbalance to the overall design of the property'*.
- 8.4. The proposed side extension would be set back approximately 10.00 metres from the existing front elevation, meeting the minimum recommended distance of 0.5 metres. It would be viewable from the street scene to a minimal extent as it extends past the original dwelling by approximately 6.10 metres, although it does not harm the character of the immediate area, which is relatively ununiformed
- 8.5. The rear extension would project outwards from the rear elevation of the dwelling by 3.00 metres with a width of 8.10 metres and would feature a mono-pitched roof measuring 3.50 metres to the ridge and 2.40 metres to the eaves. By virtue of the height and scale of the development it is not considered to have a detrimental effect upon the street scene as the rear extension would not be viewable from a public vantage point. The proposed single storey side and rear extension would replace an existing conservatory and garage to the rear of the dwelling. The proposed

extension is to be of a slightly larger footprint, however is of a much improved design. The extension would see a garden room, WC and study.

- 8.6 The proposed side and rear extension is to feature a mono-pitched roof. This style of roof does not fit the original design of the house, however the extension would be minimally viewable from public view and would attribute to a new aesthetic design. The proposed materials will be consistent with the original dwelling, with the exception of the use of alternate roof tiles to the original, however the proposed tiles are to be colour matched to create a unified appearance.
- 8.7 In consideration of the above, the proposal would have a complementary but minimal visual impact on the character and appearance of the existing house and the wider street scene in compliance with policy DM10 of the SADMP and the Good Design Guide SPD.

#### Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP and the adopted Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.9 The proposed rear extension would match the building line of the original dwelling and would sit approximately 1.00 metre closer to 18 Eastwood Road than the existing conservatory. There are not considered to be any adverse impacts as the rear elevation of no.18 is set back an additional 2.80 metres from the application dwelling. No windows are proposed to the north west elevation.
- 8.10 To the south east elevation 3 windows and a door are proposed, however due to the proposed windows being situated in a similar position to the existing windows and being of a much smaller scale there are not considered to be any adverse impacts upon 22 Eastwoods Road.
- 8.11 The design includes 5 full height bi-fold doors, 1 additional window and 2 roof lights to the rear elevation. The dwelling is not overlooked due to the strong line of vegetation covering the rear boundary of the dwelling. Due to this there are not considered to be any adverse impacts upon the neighbouring residential amenity of 15 & 16 Trafford Road.
- 8.12 The extension proposes a v-shaped window to the front of the side extension leading to the study measuring approximately 0.95 metres in width and approximately 1.45 metres in height. The adjacent neighbouring dwelling's privacy would not be impacted significantly due to the separation distance to the nearest habitable window being approximately 28 metres which is a more than adequate distance for acceptable levels of privacy between properties.
- 8.13 Overall, due to the separation distances and orientation of the dwellings the proposal it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of any of the neighbouring dwellings in terms of loss of light, overlooking or overbearing nature.

#### Impact upon highway safety

- 8.14 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 The proposed extension does not include the addition of a bedroom at the dwelling, however does include the demolition of the existing garage. A proposed parking provision plan has, however been submitted demonstrating ample space for parking at the site. The proposal would therefore be in accordance with Policy DM18 of the adopted SADMP.
- 8.16 Therefore, the proposal would allow for the retention of suitable off street parking provision in compliance with policy DM18 of the SADMP and the Good Design Guide SPD.

## **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. The application dwelling lies within the settlement boundary of Hinckley and therefore is considered to be located within a sustainable location. Policy DM1 of the SADMP provides a presumption in favour of sustainable development where planning applications accord with the policies in the Local Plan.
- 10.2. The proposal would respect the scale and character of the existing dwelling and street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies DM1 and DM10 of the SADMP and is therefore recommended for approval subject to conditions.

## **11. Recommendation**

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined 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 materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved Materials Schedule submitted to the Local Planning Authority on 29th March 2023.

**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).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan, Drg No.1601/SL, Block Plan, Drg No.1601/BP and Existing and Proposed Elevations and Floor Plans, Drg No.1601 as received by the Local Planning Authority on the 29th March 2023.

**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).

### 11.3 Notes to applicant

- 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.