

Officer Report

Planning Ref: 25/00791/HOU

Applicant: Mr & Mrs Swain

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 91 Florian Way Hinckley Leicestershire

Proposal: Demolition of the garage and the erection of a single storey side and rear 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. The applicant seeks full planning permission for demolition of the garage and the erection of a single storey side and rear extension at 91 Florian Way. The proposed single-storey extension would extend from the existing conservatory, filling the space between the main dwelling and the garage. This would involve the demolition of the garage and result in a “L” shaped form at the rear and side of the property.
- 2.2. The proposed extension would have a total depth of 10.51 metres and a total width of 9.60 metres. It would feature a pitched roof form with an eaves height of 2.17 metres and a ridge height of 4.29 metres.
- 2.3. The proposed extension would accommodate a new family room, a utility room, and a storage area.
- 2.4. The proposed extension would project 0.6 metres beyond the existing rear line of the conservatory.
- 2.5. The material to the external walls would be facing brick, the roof would be tiled to match the existing and the windows and door openings would be in white uPVC.

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 semi-detached and detached properties of different sizes, designs and finishes.
- 3.2. The property is a detached, two-storey dwelling comprising four bedrooms. The front elevation features white-rendered door and window openings, set against a façade of facing brickwork.

3.3. There is an existing attached double garage on the front elevation that features hipped roof.

3.4. The dwelling sets back from the road with a small front garden and a parking area, and the detached garage is setting back from the main dwelling for 1.30 metres.

4. Relevant Planning History

05/00933/FUL

- ERECTION OF CONSERVATORY
- PER
- 04.10.2005

83/00324/4

- ERECTION OF 57 HOUSES
- PER
- 21.06.1983

5. Publicity

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

5.2. No responses have been received.

6. Consultation

6.1. Not 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) (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 upon parking provision and highway safety

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 the HBBC Good Design Guide (2020), rear extensions should be clearly subordinate to the main dwelling in terms of height, width, depth, and should reflect or complement the detailing and materials of the original building. The proposed extension would have a total depth of 10.51 metres and a total width of 9.60 metres. It would feature a pitched roof with an eave's height of 2.17 metres and a ridge height of 4.29 metres. Due to its dimensions and single-storey nature, the extension is considered subordinate to the main dwelling. As such, the proposed design is considered to be in keeping with the character and appearance of the surrounding area and neighbouring properties.

8.5. The extension would feature two additional door openings at the front, resulting in a total of three. The main entrance remains on the existing dwelling, while the second door would replace the existing side entrance, and the third would provide access to the proposed storage room. A bay window is also proposed at the front, designed to be consistent with the existing bay window. Overall, the proposed fenestration is not considered to have any adverse impact on the streetscene, the character of the area, or the design of the main dwelling.

- 8.6. Proposed fenestration to the side and rear elevations also ensures a cohesive appearance to the existing dwelling.
- 8.7. The proposed roof design would feature a double gabled form—one gable to the rear and another to the side—resulting in a pitched roof on the front elevation. While the rear gable differs slightly from the existing roof, its design is considered to enhance the appearance of the rear extension. The front elevation would also differ from the existing hipped roof; however, given the varied roof styles in the surrounding area, the proposed design is not considered to have any adverse impact on the character or appearance of the area or the main dwelling.
- 8.8. Therefore, the proposed extension is not considered to have any adverse impact on the character or design of the main dwelling or the surrounding street scene, and the development complies with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.9. 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.
- 8.10. Policy DM10(a) and (b) of the SADMP states that 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.
- 8.11. 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 45° guidance. The proposed extension is not considered to breach 45° rule, and it would retain the existing separation distance of 2.16 metres to the neighbouring property at no.93 Florian Way and 1 metre to the existing boundary treatment. There are no principal habitable windows in the side elevation of No.93 facing the application site. And therefore, the extension is not considered to have any adverse overdominance or light impacts on any neighbouring amenities in surrounding area.
- 8.12. The proposed windows and door openings within the rear and side elevation are at ground floor level with views to neighbouring properties restricted by boundary treatments. And as such, the extension is not considered to have any loss of privacy or overlooking impact on any neighbouring amenities.
- 8.13. 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

- 8.14. 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. The proposal would not increase the number of bedrooms, which would remain at four. In accordance with the Leicestershire Highways Design Guide (LHDG), the property requires three off-street parking spaces, with each space having minimum dimensions of 2.4 x 5.5 metres. Although the proposal includes the demolition of the existing garage, the driveway at the front of the property provides approximately 35 square metres of parking space sufficient for 3 vehicles. Therefore, the development is considered to comply with the LHDG standards and policies DM17 and DM18, and is not expected to have any adverse impact on parking provision, pedestrian safety, or highway safety.

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:
- Block, Site Location Plan, Drg No. Swain-003,
 - Proposed Ground Floor Plan, Drg No. Swain-011 Rev A,
 - Proposed Elevations, Drg No. Swain-020 Rev B,
- along with application form all received by the local planning authority on 20 August 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 proposed extension and openings shall match the corresponding materials of the main 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.

