

Delegated Report

Planning Ref: 26/00519/HOU
Applicant: Mr Lee Leatherland
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 43 Laneside Drive Hinckley Leicestershire

Proposal: Demolition of the existing conservatory and the erection of two storey rear extension and double gable end front extension.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

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 householder application seeks planning permission for demolition of the existing conservatory and the erection of two storey rear extension and double gable end front extension at 43 Laneside Drive Hinckley.
- 2.2. The proposed two-storey front extension would have a maximum depth of 3.16 metres and a minimum depth of 2.48 metres and 8.80 metres in width. It would feature a double-gabled roof design to the rear, with an eaves height of 4.90 metres and a ridge height of 6.63 metres. The gables would be asymmetrical in appearance, with the right-hand gable measuring 5.42 metres in width and the left-hand gable measuring 3.41 metres in width.
- 2.3. The proposed single storey front extension would have a maximum depth of 2.52 metres and a minimum depth of 1.77 metres and would have a width of 8.80 metres. It would feature a front-facing pitched gable roof, positioned centrally beneath the two-storey extension gable and the remaining part would feature a mono pitched roof form, they all would feature the same eave height of 2.40 metres and a ridge height of 3.46 metres.
- 2.4. The proposed rear extension would comprise both single-storey and two-storey elements. The single-storey element would project 3.0 metres from the rear elevation, whilst the two-storey element would project 2.32 metres. The extension would have an overall width of 8.80 metres. The two-storey section would feature an eaves height of 4.90 metres and a ridge height of 6.32 metres, incorporating a mono-pitch roof design. The single-storey section would also feature a mono-pitch roof, with an eaves height of 2.26 metres and a ridge height of 2.83 metres.
- 2.5. The proposed development would include doors and windows openings to the front and rear elevation in different sizes.
- 2.6. Materials to the external elevations and the proposed roof would be in brickwork and tiles to match existing.
- 2.7. The applicant also made amendments at the request of the Case Officer to ensure that the proposed front elevation is more in keeping with the character and appearance of the surrounding area. Revised plans incorporating these changes were submitted by the agent and received by the Local Planning Authority on 7 August 2026.

3. Description of the site and surrounding area

- 3.1. The application property is a two-storey detached dwelling with three bedrooms. The dwelling lies within the settlement boundary of Hinckley. The dwelling is finished in brickwork with concrete roof tiles and white uPVC windows and doors.
- 3.2. Within the streetscene, there are a number of two-storey dwellings featuring front-facing double gables at first-floor level, with variations in their size, design and external materials. This results in a varied architectural character across the area.
- 3.3. The property has three parking spaces to the front of the dwelling and an attached garage.

4. Relevant planning history

05/01360/FUL

- ERECTION OF CONSERVATORY
- PER
- 10.02.2006

88/00349/4

- EXTENSION TO FORM DINING ROOM
- PER
- 28.04.1988

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

- 6.1. None-Relevant

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (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)

- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide

8. Appraisal

8.1. Extensions to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity
- Impact upon highway safety and parking provision

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 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 The Good Design Guide states that two-storey extensions to the front of properties should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision.
- 8.5 The proposed two-storey front extension would project 2.85 metres from the front elevation. It would not project beyond the established building line or affect the existing parking provision. The design is considered to enhance the appearance of the dwelling and better reflect the established character of the area. Given its scale, design, and use of matching materials, the proposal would not result in harm to the character or appearance of the host dwelling, surrounding area, or streetscene.
- 8.6 The proposed single-storey front projection would largely remain unchanged, with the only alteration being the replacement of the existing flat roof with a mono-pitched roof. Given the limited nature of the change and the fact that the projection would not extend beyond the existing building line, the proposal is considered to enhance the appearance of the front elevation and would be in keeping with the character of the surrounding area.
- 8.7 Cumulatively despite their size and the significant change to the front elevation of the dwelling, considering the surrounding built form and similar extensions in the immediate area the front extensions are judged to be acceptable despite the conflict with the Good Design Guide.
- 8.8 The proposed two-storey and single-storey rear extension are considered to be modest in scale and, owing to its well-balanced design and the use of matching

materials, would appear subordinate to the main dwelling. Furthermore, as the extension would not be visible from public viewpoints, it is not considered to result in any harm to the character or appearance of the host dwelling or the wider surrounding area.

- 8.9 The proposed fenestration including doors and windows openings to the front and rear are considered to complement the main dwelling design and surrounding character of the area.
- 8.10 Therefore, the form and design and scale of the proposed development is not considered have any significant adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2026) and principles in HBBC Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP and the adopted Good 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.
- 8.12 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 where applicable.
- 8.13 The properties most affected by the proposal are No. 45 Laneside Drive to the southeast and No. 41 Laneside Drive to the northwest. The proposed front extension would not breach the 45-degree guideline in relation to No. 45 and would maintain the existing separation distance. The proposed single storey rear extension would result in a slight breach of the 45-degree guideline; however, this is not considered to cause significant harm due to the limited extent of the projection. Whilst there may be a minor overbearing impact, this is not considered sufficient to warrant refusal of the application. No side facing windows are proposed in any of the extensions and the extensions are located to the north of No.45. Overall, the proposal is not considered to result in any significant overlooking, loss of privacy, loss of light, or overbearing impacts on this neighbouring property or its amenities.
- 8.14 No. 41 Laneside Drive, is located to the northwest of the application site. The proposed front extension would not breach the 45-degree guideline and would maintain the existing separation distance. Whilst the proposed single storey rear extension would result in a slight breach of the 45-degree guideline, this relationship is already impacted by the existing conservatory, and the proposal is not considered to materially worsen the current situation. No side facing windows are proposed in the side elevation facing this neighbouring property. As such, the development is not considered to give rise to any significant overbearing, overlooking, loss of privacy, or loss of light impacts on No. 41 or its residential amenities.
- 8.15 By virtue of the above assessment, the proposal is not considered to result in any unacceptable adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their

amenities 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

- 8.16 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.
- 8.17 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.18 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal increases the number of bedrooms from three to four. The front driveway would provide three parking spaces and therefore it is unlikely the proposal cause any harm to highways safety or parking provision.

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

- Block & Location Plan 005 Rev A
received by the local planning authority on 07 September 2026 and
- Proposed Ground Floor Plan, First Floor Plan and Roof Plan Plan 003.Rev C
received by the local planning authority on 03 September 2026 and
- Proposed Elevations 004B
received by the local planning authority on 07 August 2026 and

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 alterations hereby permitted 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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.