

Delegated Report

Planning Reference: 26/00326/HOU
Applicant(s): Mr Kyle Middleton
Ward: Barlestone Nailstone and
Osbaston



Hinckley & Bosworth
Borough Council

Application Site: 22 Bosworth Road, Barlestone

Proposal: Erection of a single storey side 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 the erection of an attached double-bay garage at 22 Bosworth Road, Barlestone.
- 2.2. The garage would be single-storey, incorporating a dual-pitched roof and matching external materials. The garage would be attached to the southeast elevation of the existing property spanning 8.5m in depth and incorporating a footprint of 50m²; it would serve a golf simulator.
- 2.3. Proposed fenestration includes a double garage door and associated windowed gable at the front elevation, a 4.6m wide bi-fold door at the rear elevation, a standard casement window at the southeast elevation and two rooflights atop the southeast pitch of the dual-pitched roof.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 22 Bosworth Road, within the settlement boundary of Barlestone. The property comprises a detached dwelling, situated on a plot measuring approximately 1,400m².
- 3.2. The dwelling is constructed in a light-coloured render and features both a hipped and dual-pitched roof. The property is set back 35m from the highway

by a substantial front driveway, hidden from public view and is bounded by a mixture of vegetation and fencing. The plot is L-shaped and sited to the rear of No. 24 Bosworth Road.

- 3.3. The surrounding area is predominantly residential in nature. Properties in the area are generally of varying scale and design. The property is located approximately 30m to the northeast of the Grade-II listed 'The White House' (List entry: 1361357), which is the former vicarage of Barlestone and 65m to the north of the Grade-II listed 'The Manor House' (List entry: 1074116).

4. Relevant Planning History

24/00050/HOU

- Two-storey side extension, single-storey rear extension, first-floor extension over the existing garage, and alterations to the dwelling.
- Permitted
- 19.03.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the area of the site.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:

- Barlestone Parish Council
- HBBC's Conservation Officer;

The White House, which is the former Barlestone Vicarage constructed c.1830, is a grade II listed building of special historic and architectural interest. It is located approximately 40m to the west of the site of the proposed detached outbuilding and car port so the application site could be considered to be within the wider setting of the listed building. Due to the distance between the site and the heritage asset, the presence of intervening built form and a tall boundary treatment limiting any intervisibility, the lack of any significant historic or other relationship between the building and the application site, and the low single storey scale of the proposed outbuilding (including a relatively low profile hipped roof), it is considered that the proposed development would have no material effect upon the grade II listed building and thus its significance would be preserved. Consequently, the proposal would comply with Policies DM11

and DM12 of the Site Allocations and Development Management Policies DPD, Section 16 of the National Planning Policy Framework (2024) and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

6.2. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Barlestone Neighbourhood Plan (2022):

- Policy H6: Design Standards

7.4. National Planning Policies and Guidance:

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

7.5. 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, including nearby heritage assets
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area, including nearby Heritage assets

8.2. The Grade-II listed 'The White House' is sited 26m to the southwest of the application property. There is no direct intervisibility between the sites and, as such, there is expected to be no material impact on the Grade-II listed building.

8.3. The proposed scale of the garage is large but remains subordinate to the main house. The proposed dual-pitched roof corresponds with the design of the existing dwelling. The ridge height of 4.1m and eaves height of 2.1m is acceptable in this case.

8.4. The proposed use of render is consistent with the main dwelling and would provide a uniform finish.

8.5. Views of the proposal from the public realm are not possible given the setback distance from the street and intervening buildings/foliage. Private views of the proposal are also minimal.

8.6. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and would have no material effect upon the grade II listed building. The proposal is therefore in accordance with Policies DM10, DM11 and DM12 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

8.7. The nearest residential property is approximately 5m away, which is the northern corner of No. 24 Bosworth Road. This separation distance complies with Good Design Guidance which requires a minimum of 2m side to side separation in the spirit of good neighbourliness.

- 8.8. The proposed building would not project beyond any habitable windows of Neighbouring No. 24 in a manner which would cause overbearing or loss of light impacts.
- 8.9. Furthermore, the west-facing rear elevation of No. 24 is sited offset and to the south of the extended garage, and as a result would receive adequate sunlight throughout the day.
- 8.10. There is additional living accommodation associated with No. 24 to the south east of the proposed garage. This would be separated by approximately 10m from the proposed side elevation to the closest habitable window (at its closest point) and would be screened by a 1.8m fence, thus causing no unacceptable harm to neighbouring amenity.
- 8.11. None of the proposed windows would result in overlooking or loss of privacy to neighbouring dwellings.
- 8.12. By virtue of the above, 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

- 8.13. Whilst the proposal results in a loss of off-street parking space, it is considered that there is already adequate off-street parking for the dwelling 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;
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- (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 received by the Local Planning Authority as follows:

- Application Form - received by the Local Planning Authority on 07/04/26
 - Proposed Block Plan - 20.07.2026-006A - received by the Local Planning Authority on 27/07/26
 - Proposed Floor Plans - 20.07.2026-004.3A - received by the Local Planning Authority on 27/07/26
 - Proposed Elevations - 20.07.2026-003.3A - received by the Local Planning Authority on 27/07/26
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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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development 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.
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