

Delegated Report

Planning Reference: 25/01173/HOU
Applicant(s): Mr and Mrs Ginn
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 21B Main Street, Desford

Proposal: Proposed rear/side single storey 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 a single-storey wraparound extension to the side and rear of 21B Main Street, Desford.
- 2.2. The extension adds a width of approximately 3.8m to the principal elevation of the dwelling (set back by 0.5m), a depth of approximately 1.2m to the rear elevation of the dwelling and an additional footprint of 46m². The extensions are proposed to serve an open plan kitchen/dining space, a separate utility room and an integrated garage/store.
- 2.3. The proposed extension would be finished with rendered external walls and a hipped roof clad in matching grey tiles. Fenestration proposed includes three full-length windows (all 2.2m in height) with differing widths of 0.65m, 0.85m and 5.7m intended to serve the utility and kitchen/dining rooms respectively. There are no windows proposed at the side elevation of the dwelling and only a modest 0.25m² conservation rooflight towards the rear of the side elevation hipped roof. A 2.3m wide garage door is proposed to serve the garage to the right of the main dwelling at the principal elevation.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 21B Main Street, within the settlement boundary of Desford and is part of two identical and symmetrically designed detached dwellings on a back-land gated site, which are sited screened from the highway. Both dwellings share private gated access through an iron gate and shared driveway between Nos. 23 and 21 Main Street.

3.2. The host dwelling is a two-storey detached dwelling, with a dual-pitched roof and a dominant projecting gable at its left-hand side elevation. 21A Main Street, adjacent, is identically and symmetrically designed however its gable is sited at the right-hand side. Both dwellings are finished with white uPVC fenestration, brown facing brick with grey roof tiles.

3.3. The site is located at the heart of Desford Conservation Area.

4. Relevant Planning History

4.1. There is no planning history associated with this property.

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.

5.2. No responses have been received.

6. Consultation

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

- Desford Parish Council
- HBBC Conservation Officer:

21B Main Street is located within the Desford Conservation Area. It is a recently constructed dwelling of no historic or architectural interest. For this reason, and due to its siting away from the main conservation area street scene it is considered to make a neutral contribution to the character and appearance of the conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment.

Development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal is to remove an existing detached garage to the side of the dwelling and erect a wraparound extension to the side and rear elevation of the dwelling. In my opinion the extension is sited appropriately and is of a scale and appearance that would have no material impact upon the key characteristics of the Desford Conservation Area. Consequently, the proposed development would preserve the significance of the Conservation Area and it complies with Policies DM11 and DM12 the SADMP, section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

There are listed buildings located in the general vicinity of the application site, including to the east on Main Street the grade II listed building the Desford War Memorial and slightly further east the grade II listed building the Church of St Martin. Due to the distance and presence of intervening built form there is particular inter-visibility between the application site and these listed buildings, nor is there any known key historic, functional or other relevant relationships between the application site and the listed buildings. The application site is therefore not considered to fall within their setting and due to the limited scale and siting of the extension it is considered this position would not be altered by the development.*

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. Desford Neighbourhood Plan 2018 – 2036 (DNP) (2021):

- Policy H7: Housing Design
- Policy ENV5: Local Heritage Assets

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- 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 and heritage of the area
- Impact upon residential amenity

Design and Impact upon the Character and Heritage 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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3. Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4. Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scale should help to create a memorable sense of place.

8.5. Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

- 8.7. 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.
- 8.8. The rear element of the extension spans beyond the original width of the dwelling, with a small projection at the rear of approximately 1.2m. Given that both 21A and 21B Main Street are both detached, the rear element of the extension does not detract from the original design of the pair of dwellings.
- 8.9. The use of external render and matching roof tiles contributes to the existing character of the dwelling and the wider character of the area. The application dwelling sits to the rear of Nos. 21 and 23 Main Street and is screened from the public highway; established vegetation softens the proposals from the residential estate to the rear, Stewards Court. The hipped roof proposed maintains a similar pitch to the main roof of the host dwelling.
- 8.10. As the proposed windows are located at the rear of the dwelling and match in height and materials and reflect the existing rear elevation window pattern.
- 8.11. The side extension results in the visual imbalance of the pair of identically designed detached dwellings. Given that it is to be finished in a complementing render shade and it is largely screened from public view, this is significantly mitigated and would not cause unacceptable harm.
- 8.12. Policy DM11 of the SADMP states that development must protect and enhance the historic environment, ensuring that heritage assets and their settings are conserved in a manner appropriate to their significance.
- 8.13. Policy DM12 of the SADMP states that proposals affecting heritage assets will be assessed with regard to their significance, requiring justification for any harm and ensuring that conservation of the asset is central to the decision-making process.
- 8.14. The application site sits in the heart of the Desford Conservation area and approximately 42m away from Grade-II listed War Memorial and 79m away from St Martin's Church. Although these heritage features lie within the wider surrounding area, they are separated from the property by intervening buildings which effectively screen views between them. As a result, there is almost no intervisibility, and the heritage assets do not form part of the immediate visual of the application property.
- 8.15. In terms of design and visual impact, the proposal has been assessed from both public and private viewpoints. The proposals would not be visible from the habitable windows of 21A Main Street, and the substantial surrounding vegetation further screens and softens any potential private views, making them negligible. A detached outbuilding at the rear of No. 23 Main Street breaks any intervisibility between both properties and further limits private views. In addition, the application property is positioned on a back-land plot resulting in it being largely concealed from public view.

- 8.16. By virtue of the above, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policies DM10, DM11 and DM12 of the SADMP, Policy H7 of the Desford Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.17. 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.
- 8.18. 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.
- 8.19. The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.20. The host dwelling sits adjacent to No. 21A Main Street and to the rear of No. 23 Main Street. It is sited off-set and south from No. 25 Main Street.
- 8.21. Fenestration proposed on the ground floor includes three full-length window arrangements at the rear, which face the rear property boundary. The proposed windows would not result in loss of privacy or overlooking for any neighbouring properties. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The proposed fenestration at the rear maintains a separation distance of 23m from the nearest parallel residential elevation.
- 8.22. No element of the proposal breaches the 45-degree guidance from any neighbouring property habitable windows, largely given that its side elevation sits adjacent to the rear garden of No. 25 Main Street and perpendicular to and adequately separations from the residential units along Stewards Close.
- 8.23. The nearest residential property to the application site is No. 25 Main Street, however this is offset and positioned perpendicularly to the application site and would have limited visibility of the proposals.
- 8.24. To comply with the Good Design Guide, dwellings with three or more bedrooms dwellings should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals retain approximately 60m² in total area, which is not compliant with the Good Design Guide, however, the garden retains 7m of length which is compliant. Given the modest additional depth of the rear extension element it would be unreasonable to refuse the application on this aspect alone.

- 8.25. 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.

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 received by the Local Planning Authority as follows:
 - Application Form
 - Proposed Floor Plans and Elevations, Drg No. 3355/2
 - Site Location and Block Plan, Drg No. 3355/3
 - All received by the Local Planning Authority on 5th December, 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 shall match the corresponding materials of the existing dwelling.

Reason: To ensure a high standard of design and to safeguard the character and appearance of the site and its surroundings, in accordance with Policies DM10 and DM11 of the adopted Site Allocations and Development Management Policies (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.